



Dundee

Local Housing Strategy

2025-30

Consultation





Consultation

This is the Consultation of Dundee's LHS for the period 2025-2030. Various interest groups have participated in developing the draft up to this point, but a broader consultation is required before Dundee City Council can agree the LHS 2025 – 2030.

The consultation will focus on solidifying actions and commitments within the plan and securing support from partner agencies. Additionally, this consultation will aim to assess and mitigate any impacts on groups with protected characteristics and those related to fairness and poverty as much as possible.

Peer Review Scottish Government

As part of the LHS development process, there is a requirement for peer review from another Scottish local authority, and formal comment to come from Scottish Government. The Council will undertake this process during the consultation and will feedback any further amendments to the strategy.





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Executive Summary

Foreword by the Executive Director of Neighbourhood Services and the Convener of Neighbourhood Housing and Communities.

Dundee's LHS 2025–2030 sets a bold course for the city's housing future, responding to social, economic, and environmental challenges. Developed in accordance with the Housing (Scotland) Act 2001 and the Scottish Government's 2019 LHS Guidance, this plan is rooted in robust assessment and extensive stakeholder engagement.

As we present this strategy, we recognise that the landscape for housing in Dundee has evolved dramatically since the last plan. The city, like many others, has faced the acute impacts of the global COVID-19 pandemic, escalating living costs, a declared national housing emergency, increasing levels of health and social care needs and mounting pressures on local authority budgets. These factors have shaped our priorities, compelling us to craft a strategy that is both ambitious and grounded in the everyday realities faced by our residents.

Our vision, aligned with the City Plan for Dundee 2022–2032, is clear:

Through this five-year strategy, we aim to deliver high-quality, affordable homes, enhance the wellbeing of Dundee's communities, and ensure that our housing sector plays a pivotal role in the city's economic and environmental progress. The LHS is built on a foundation of previous achievements, but it is also shaped by the Scottish Government's Housing to 2040 vision and the Joint Delivery Action Plan, providing a strong framework for monitoring and delivering real, positive change.

As stewards of Dundee's housing agenda, we are committed to collaborative action, innovation, and continuous engagement with our partners, communities, and stakeholders. Together, we will strive to make Dundee a fairer, greener, and more inclusive city for everyone.



Tony Boyle

The Executive Director of
Neighbourhood Services



Kevin Cordell

Convener of Neighbourhood,
Housing and Communities





Introduction

The Housing (Scotland) Act 2001 requires councils to formulate a LHS (LHS) supported by an assessment of housing need and demand. The Scottish Government's LHS Guidance 2019 has been adhered to in the development of the strategy.

The LHS is a five-year plan that outlines Dundee's strategic vision for housing and related services. It incorporates local and national priorities, along with input from stakeholder consultations, shaping strategic goals across all types of housing in Dundee.

The LHS builds upon Dundee City Council strategies and aligns with the Scottish Government's Housing to 2040 initiative and the priority actions in the Joint Delivery Action Plan, which provides the framework for monitoring the strategy.

Since the last LHS, there have been several economic, political, and environmental challenges, including the global COVID-19 pandemic, cost of living issues, and a national housing emergency, all occurring amidst significant pressures on local authority finances.

Vision

The vision for the LHS reflects the city's core priorities within the City Plan for Dundee 2022-2032 – our Local Outcome Improvement Plan:

The LHS sets out the strategic vision and priorities for the future delivery of housing and housing related services. It identifies the specific commitments made by the council and its key partners to deliver the strategic priorities within the LHS. The vision for housing is:



Improve the quality of all housing in the city to meet the needs and aspirations of citizens and increase the level of affordable housing, deliver quality, choice, and affordability of housing, build resilient, empowered communities while addressing climate change and meeting net zero targets.



Strategic Priorities

The strategic priorities were established through stakeholder consultation and guided by the Housing Need and Demand Assessment. These priorities focus on promoting equality in housing, reducing poverty, providing high-quality housing, and developing actions to address fuel poverty and mitigate the effects of climate change.

The LHS aims to deliver the following overarching strategic priorities and objectives in relation to:

Priorities	Strategic Objective
1. Adequate Supply of Housing	To ensure a sufficient supply of diverse, high-quality housing that meets the needs of Dundee's changing population, fostering balanced, sustainable, and inclusive communities.
2. Placemaking and Communities	To foster vibrant, inclusive, and sustainable communities in Dundee by integrating high-quality housing developments with comprehensive placemaking initiatives, ensuring that all residents benefit from well-designed, accessible, and connected neighbourhoods.
3. Homelessness	To prevent and reduce homelessness in Dundee by ensuring access to safe, affordable, and sustainable housing solutions, while providing comprehensive support services to address the underlying causes of homelessness and promote long-term stability and well-being for all individuals and families.
4. Promote Independent Living and Health through Housing and Communities	To enhance the quality of life and well-being of Dundee residents by promoting independent living and health through the provision of safe, accessible, and supportive housing options. This objective aims to foster vibrant communities where individuals can thrive, with integrated services that address health, social, and economic needs, ensuring that all residents have the opportunity to live independently and healthily.
5. Housing Quality and Energy Efficiency	To ensure all homes in Dundee are of high quality, energy-efficient, and contribute to the city's sustainability goals.
6. Private Rented Sector	Support a well-regulated private rented sector and collaborate with private landlords to improve standards within the sector.

National Context

Housing to 2040

Recognising the national context in respect of housing, the Scottish Government's Housing to 2040 vision aims to ensure that every individual in Scotland has access to a safe, high-quality, and affordable home, tailored to their needs and desired location. This includes a commitment to delivering 110,000 additional affordable homes by 2032, with 70% allocated for social rent. The strategy emphasises creating homes that are superior in quality, emit zero emissions, and contribute to vibrant and robust communities. Key aspects to consider include addressing health inequalities through quality housing, improving energy efficiency, supporting a well-regulated private rented sector, and aligning with the national goals of reducing child poverty and combating fuel poverty.

Housing (Scotland) Bill 2025

The passage of the Housing (Scotland) Bill 2025 marks a significant milestone in national housing reform and sets a new legislative framework that will directly influence Dundee's strategic housing priorities. The Bill introduces long-term rent controls, enhanced homelessness prevention duties, and the implementation of Awaab's Law to address damp and mould in rented homes. It also strengthens tenant rights and places new responsibilities on local authorities and public bodies to act earlier in preventing homelessness. These provisions align with Dundee's commitment to improving housing outcomes and tackling inequality. As the Bill moves toward Royal Assent, its measures will be embedded into the city's LHS, informing the development of future policy and investment decisions. The Strategy also reflects the Scottish Government's Housing Emergency Action Plan, which complements the Bill through targeted funding and support for vulnerable communities.

"Best Start, Bright Futures" Tackling Child Poverty Delivery Plan 2022-2026

Addressing child poverty is a key focus, as detailed in "Best Start, Bright Futures", Tackling Child Poverty Delivery Plan 2022-2026. This plan outlines collaborative efforts across agencies in Scotland to combat child poverty. Housing plays a crucial role in this mission by providing a secure environment for children to thrive, fostering family unity. The plan aligns closely with Housing to 2040, emphasising access to affordable homes, the fight against fuel poverty, and homelessness prevention.

Scotland's National Performance Framework

The national housing strategy is integrated into Scotland's National Performance Framework, acknowledging the essential role of housing in establishing a fairer society. Throughout the development of the LHS, numerous opportunities were provided for local residents, communities, and stakeholders to share their perspectives.



The Fourth National Planning Framework (NPF4)

The Fourth National Planning Framework (NPF4) is the Scottish Government's latest spatial plan for Scotland, setting out a vision for the country's development up to 2045. It includes national planning policies and outlines a plan for future development in Scotland. This long-term strategy, driven by the goal of addressing climate and nature crises, supports the planning and delivery of:

- Sustainable places that reduce emissions, restore biodiversity, and enhance connectivity.
- Liveable places that enable better, healthier lives for all.
- Productive places fostering a greener, fairer, and more inclusive wellbeing economy.

The LHS is instrumental in delivering several key priorities outlined in the NPF4, including:

- **Tackling Climate Change:** The LHS incorporates policies that promote energy-efficient housing and the use of renewable energy sources, contributing to the city's efforts to reduce carbon emissions and combat climate change.
- **Supporting a Wellbeing Economy:** By ensuring access to affordable and quality housing, the LHS supports the wellbeing economy, enabling residents to live healthier, more productive lives.
- **Promoting Placemaking:** The LHS emphasises the importance of creating vibrant, sustainable communities. This includes policies that focus on collaborative placemaking, ensuring that new housing developments are well-integrated into the community and provide a high quality of life for residents.

The LHS has incorporated themes and objectives from NPF4, including concepts such as the 20-minute neighbourhood, the Place Principle, prioritising brownfield development, and a fabric-first approach to decarbonising homes and communities, all of which are reflected in the within the LHS and its action plan.

National Housing Emergency

On 15 May 2024, the Scottish Government formally declared a national housing emergency, marking an unprecedented recognition of systemic pressures across Scotland's housing system. This declaration followed mounting evidence of record homelessness levels, with over 30,000 open homelessness cases and nearly 10,000 children living in temporary accommodation, a figure that had risen by 138% since 2014. The emergency reflects a combination of factors: chronic shortages of affordable and social housing, rising private rents, increased mortgage costs, and constrained local authority capacity to meet statutory duties on homelessness.

In response, the Scottish Government published a Housing Emergency Action Plan in September 2025, setting out measures to:

End the use of unsuitable temporary accommodation for children, Accelerate delivery of affordable homes, Strengthen homelessness prevention, including enhanced support for vulnerable groups, Introduce rent control mechanisms and improve local authority capacity, Implement Awaab's Law and domestic abuse protections to safeguard tenants.

Dundee's LHS (2025–2030) aligns closely with the Scottish Government's Housing Emergency Action Plan and the long-term Housing to 2040 vision. While the national declaration emphasises urgent action to tackle homelessness, child poverty, and housing supply shortages, Dundee's LHS operationalises these priorities at a local level through targeted interventions.



Local Strategies

The Council and City Plans

The LHS aligns with key policies and strategies of the Council and Scottish Government. The City Plan and Council Plan provide a strategic framework for the LHS. These plans identify several key priorities for the Council relevant to the LHS:



To achieve the vision, there are five priorities in focus below and underpin our bold and ambitious culture to encourage everyone at Dundee City Council to live by these values and deliver on these priorities



Dundee's Local Outcome Improvement Plan outlines national and local community planning outcomes based on the Community Empowerment (Scotland) Act 2015. This serves as a reference point for the Dundee Partnership.

Dundee Partnership

The Council has a statutory obligation to ensure that all its functions and activities comply with the Equalities Act 2010 and the Fairer Scotland Duty (2018). Equality and fairness are central to the LHS.

The Dundee Partnership and City Council have established strategic links to Dundee's Health and Social Care Partnership through The Dundee Integration Joint Board Strategic Commissioning Framework 2023-2033 and Strategic and Commissioning Plan. The focus is on providing specialist housing and determining where housing-related support is required.

In line with the statutory requirement under the Public Bodies (Joint Working) (Scotland) Act 2014, Dundee City Council and the Dundee Integration Joint Board (IJB) are committed to producing a Housing Contribution Statement that explicitly links the LHS with the IJB's Strategic Commissioning Plan. This statement serves as a vital bridge between housing and health and social care priorities, ensuring that housing-related interventions are aligned with the IJB's six strategic priorities—such as tackling inequalities, improving access, and supporting collaborative working. By embedding housing within the broader commissioning framework, the Housing Contribution Statement enables a coordinated response to complex challenges including homelessness, fuel poverty, and the need for accessible and supported accommodation. It also ensures that housing services contribute meaningfully to the nine national Health and Wellbeing outcomes, reinforcing the shared ambition to improve lives across Dundee's communities.

Protecting People

Protecting People in Dundee is a multi-agency strategy aimed at safeguarding individuals of all ages in the city. It brings together local specialists from agencies under an established Protecting People structure including:

- Adults at Risk Committee
- Violence Against Women Partnership
- Children at Risk Committee
- Multi-agency public protection arrangements (MAPPA)
- Alcohol and Drug Partnership

Dundee City Council Net Zero Transition Plan 2024-2030

The Dundee City Council Net Zero Transition Plan 2024-2030 outlines how the Council will become a net zero organisation by 2038. The plan focuses on reducing emissions from buildings, streetlighting, fleet, business and service travel, and waste produced by the Council.



Local Heat and Energy Efficiency Strategies

The Local Heat and Energy Efficiency Strategies (Scotland) Order 2022 requires Dundee City Council to prepare and publish its first Local Heat and Energy Efficiency Strategy (LHEES) and its first Local Area Energy Plan (LAEP). Dundee's LHEES outlines the corporate vision to address the city's climate emergency and meet its net zero target while improving thermal comfort, health, and well-being of residents, alleviating fuel poverty, and creating potential new economic opportunities in the city.

Local Development Plan

The Local Development Plan (LDP) plays a crucial role in shaping the development and implementation of the LHS. Several policies contribute significantly to the LHS, addressing various housing needs and priorities:

The LHS is aligned with Dundee's Local Development Plan in assessing housing needs and demands, setting housing supply targets, and ensuring an adequate supply of land for housing. The Planning (Scotland) Act 2019 strengthens the links between the National Planning Framework (NPF4) and the Local Development Plan.

1. Affordable Housing

The Dundee LDP strategy supports the delivery of affordable housing within the City through enabling the continued partnership working with the Scottish Government, affordable housing providers and developers and by guiding the managed release of surplus Council owned land through the Council's programme of land disposal. Dundee City Council does not currently have an affordable housing policy requiring affordable housing units to be delivered on-site or through developer contributions.

2. Gypsy Travellers

The Dundee LDP acknowledges the provision of a purpose-built gypsy traveller caravan park at Tealing in Angus, which serves the Dundee area. The aim is to provide a safe, well-equipped site that supports the gypsy traveller community's lifestyle and cultural practices. It states that no additional need was identified for further provision within Dundee for gypsy travellers or travelling showpeople.

3. Housing Mix

The LDP promotes a diverse housing mix to cater to different household types and sizes. This includes policies that encourage the development of a range of housing options, from single-family homes to multi-family units, ensuring that the housing needs of all residents are met.

The integration of these LDP policies into the LHS ensures a comprehensive approach to housing development, addressing the diverse needs of the community while aligning with broader national priorities.

The Tayside Housing Need Demand Assessment (HNDA) (2022) contributed to setting the Minimum All Tenure Housing Land Requirement (MATHLR) after consulting with local authorities on the NPF4 spatial strategy. The MATHLR considers HNDA evidence, Strategic Housing Investment Plan (SHIP) housing targets, local housing drivers, and historical completion rates. Setting up the MATHLR does not change the need to set housing supply targets in the LHS based on the HNDA. The LHS was developed with input from both housing and planning teams to make sure housing delivery and land use planning work together smoothly.

Placemaking and Communities

Dundee City Council's approach to community planning focuses on creating high-quality places that enhance health and wellbeing and are developed with local people. This is reflected in our LHS and Council Plans, aiming for sustainable housing developments that meet diverse needs whilst also revitalising the City Centre.

Community Planning processes address community and individual requirements by adapting properties and constructing buildings to foster collaboration among residents, partners, and stakeholders. We leverage each area's unique characteristics to improve residents' quality of life, encouraging collaboration between services and local people to design better solutions.

The place standard is a framework designed to help communities, local authorities, and partners assess the quality of their places and identify ways to improve them, focusing on aspects such as social interaction, environment, and access to amenities. Dundee City Council will use the place standard to spark dialogue with communities about place, considering physical elements and social aspects, identifying assets and areas for improvement to achieve successful outcomes through Local Place Plans. Aligning the LHS with the Place model supports delivering sustainable homes and places locally. Local residents will help prioritise environmental enhancements.





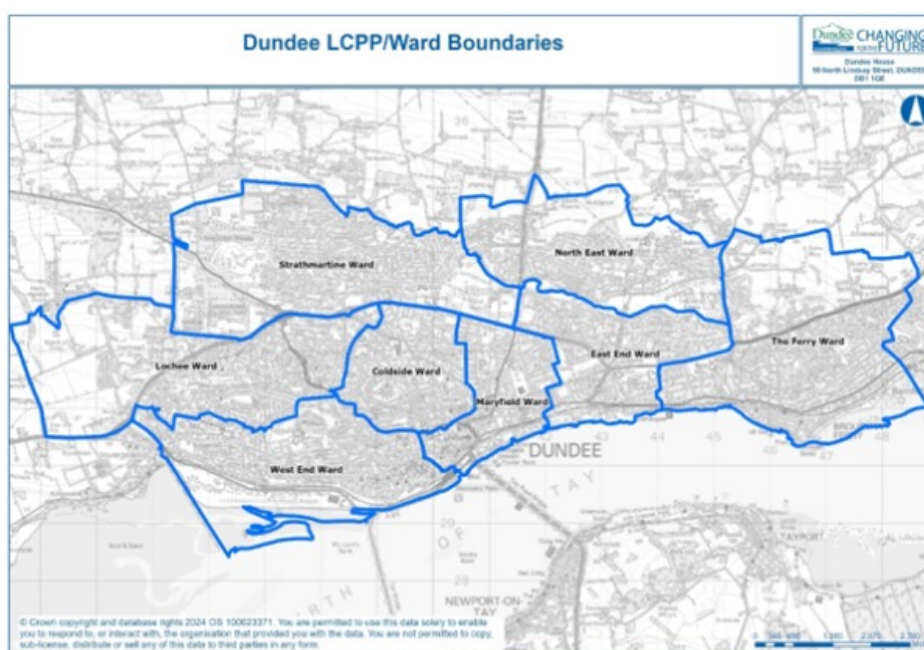
Dundee Context

Location

Dundee is an urban local authority located on the east coast of Scotland. It is the fourth largest city in Scotland and serves as a regional centre for employment, retail, culture, health, and higher education. Dundee covers 60 km² and shares its boundaries with Angus and Perth and Kinross.

Dundee is situated along the Tay Estuary on the northern bank. This location connects Dundee to nearby cities such as Perth to the west and Aberdeen to the north. The city borders Angus to the northeast and Perth and Kinross to the southwest. Major landmarks include the Dundee Law, the V&A Museum, and the University of Dundee and Abertay.

Dundee has a compact urban layout, which highlights its role as a focal point for various socio-economic activities in the region. Dundee serves as a thriving hub for several key organisations and industries that contribute to its socio-economic vitality. The Michelin Scotland Innovation Parc (MSIP) exemplifies the city's focus on innovation. The Tay Cities Region initiative fosters regional collaboration and economic growth, while Dundee is home to esteemed educational institutions such as the University of Dundee and Abertay, both of which are pivotal in driving research and innovation. Major employers such as NHS Tayside play a crucial role in healthcare provision and serve as one of the largest employment sectors in the city. These organisations collectively enrich Dundee's profile as a centre for education, healthcare, and sustainable economic development.



Population change

The population of Dundee has remained relatively stable over the last 10 years. Whilst the number of deaths continues to exceed the number of births, migration from outside the UK to Dundee has increased steadily.

The 2022 based population projections indicate an increase in Dundee's population of 4.1% between 2022 and 2047, slightly lower than the Scottish average of 4.4%.

Similarly to the rest of Scotland, Dundee's younger age population is projected to decline, whilst those of working and pensionable age is expected to increase. The projections show that the number of Dundee's population who are of working age and those who are of pensionable age will increase by 7% whilst the number of those aged under 16 will decrease by 9%.

Households

The Census shows that Dundee has 69,857 occupied households, this was an increase of 0.9% from 2011. One person households are the most common type of household in Dundee at 41% of all households, this increased by 0.9% from 2011, households with two or three people decreased during that time however further increases were seen in larger households of four or more people (+0.7%).

Just over half of households (51.6%) in Dundee live in owner-occupied accommodation, there has been a reduction in those living in social rented (-4%) accommodation and increases in those living in owner occupied (+1%) and private rented (+3%) between 2011 and 2022.

There was an increase in younger people who were owner occupiers and increases across all age categories for those who rented from a private landlord or letting agency, the largest increase for those who private rented being in the 35 to 49 age group (+7%)

Household and dwelling estimates released in June 2025 show that across Scotland household numbers are rising faster than population numbers due to more people living alone.

SIMD

The Scottish Index of Multiple Deprivation (SIMD) is a vital tool for identifying the most deprived areas in Scotland, including Dundee. According to the SIMD 2020, Dundee has 188 data zones, with 70 of these being ranked within the 20% most deprived. Specifically, 36.7% of Dundee's population resides in data zones within the 20% most deprived areas in Scotland. This highlights the challenges faced by many residents in terms of income, employment, health, education, and access to services. Addressing these issues is crucial for improving the overall quality of life and ensuring equitable opportunities for all citizens in Dundee.

Household incomes

In 2024 the full time median income for those residing in Dundee City was £34,000 in comparison to Scotland (£38,286) this was lower than Perth and Kinross (£39,981) but higher than Angus (£32,953)

The ONS Annual Survey of Hours and Earnings resident analysis reported that the median gross weekly pay for full time workers residing in Dundee City was £673.3 in 2024.

Home Ownership

The median house sales value in Dundee was the lowest among Tayside areas. In Dundee, 45% of households are unable to afford a lower quartile market home.

Households would need to spend 4.53 times the average local income to afford the median house price, which is higher than the typical 3.9 multiplier (informed via HNDA).

Private Renting

The Local Housing Allowance in Dundee (£571) is approximately 30% less than the average market rent costs (£744). As a result, 60% of households cannot afford to rent privately when applying a 25% income-to-rent ratio, and 50% cannot afford it when applying a 30% income-to-rent ratio.

Private rent prices have reduced to an average of £834 in quarter 1 of 2025, after reaching a high of £957 in quarter 2 of 2024. However rental prices have generally been strong, increasing from £625 since quarter 4 of 2020.



Social Renting

As of 31st March 2025, there were 7,702 applicants on the housing register for Dundee City Council and its Common Housing Register partners, including Hillcrest, Caledonia, and Abertay HA.

Dundee City Council Stock:

Table 1

Age and dwelling type	All Types	House	All flats	All flats High rise	Tenement	4 in a block	Other flat
Total	12,647	3,327	9,320	1,004	6,532	1,145	639
Pre 1919	11	4	7	-	4	-	3
1919 - 1944	3,578	271	3,307	-	2,008	1,133	166
1945 - 1964	5,671	1996	3,675	336	3,235	-	104
1965 - 1982	3,104	869	2,235	668	1,210	8	349
Post 1982	283	187	96	-	75	4	17

Source: Dundee City Council

Within the Council's housing stock, several properties are built or adapted for specific needs. As of 31 March 2024, there were:

- 1622 sheltered houses (59 for wheelchair use)
- 278 medium dependency houses (Amenity – Over the age of 50)
- 1748 houses with community alarms
- 204 houses for wheelchair users
- 1719 houses for ambulant disabled

There are 8918 houses managed by Housing Associations, totalling 21,553 social rented homes within the city.

Affordability – Registered Social Landlord (RSL)

According to 2021 HNDA Survey data, approximately 17% of households in the Dundee area allocate more than 30% of their income towards rent or mortgage costs. RSL rents are, on average, 24% higher than local authority rents in Dundee, with monthly averages of £420 compared to £339. Within Dundee, 30% of households within RSL are unable to afford an RSL rent without financial assistance, based on a 30% income-to-rent ratio.

According to the SHR National Report on the Scottish Social Housing Charter (2023/24), when considering social rents nationally:

- The average weekly rent for Registered Social Landlords (RSLs) was £99.71
- The average weekly rent for Local Authorities (LAs) was £84.31

This means RSL rents nationally were approximately 18% higher than LA rents in that reporting year.

Employment

The ONS Annual Population Survey reported that in calendar year 2024 in Dundee 69.1% of those aged 16-64 were economically active in employment. This is lower than the Scottish proportion which stood at 74.5%.

The key industries in Dundee include the public sector (local authority, health, police, Universities, etc.), construction, professional and technical sectors, accommodation and food services, and retail. These industries collectively account for half of all job opportunities in the city.

The gross median weekly pay for those residing in Dundee is £673, which compares to £740 for those residing in Scotland.

Dundee has an economic inactivity rate of 24.2% in 2024 this is slightly higher than the Scottish proportion which stood at 23.0%.

NOMIS reported that the claimant count in Dundee stood at 3,790 in April 2025, this has decreased by 3.3% when compared to the claimant count in April 2024 which stood at 3,920.



New Housing Delivery

Social rented completions fluctuate yearly due to development phasing and grant availability. Compared to the Scottish average, social rented housing completions in the city have decreased since 2018/19. The below table is based on Scottish Government publication which do differ to the publication from Scottish Government More Homes Division due to dates of publication and when data is gathered by the Scottish Government More Homes Division.

Table 2

Housebuilding Completions	All Sector	Social Rented	Private
2014/15	153	44	109
2015/16	197	38	159
2016/17	234	79	155
2017/18	274	123	151
2018/19	280	79	201
2019/20	291	70	221
2020/21	333	68	265
2021/22	568	100	468
2022/23	575	113	462
2023/24	418	147	271

Source: Scottish Government Housing Statistics for Scotland Quarterly Update: New Housebuilding and Affordable Housing Supply to end March 2024 & Dundee City Council/Scottish Government AHIP Completion records.

The Strategic Housing Investment Plan (SHIP) serves as the key statement of affordable housing development priorities within local authority areas. The Scottish Government has indicated Resource Planning Assumptions at the local authority level for the Affordable Housing Investment Programme until 2026.

The primary risks to the City's Affordable Housing Supply (AHS) Programme include reductions in Affordable Housing Grants, inflation in building material costs, and supply chain disruptions. These challenges also affect labour and site manager contracting. Additionally, land availability and ownership suitable for new housing development pose further complications. Negotiations are carried out between Registered Social Landlords (RSLs) and private landowners, but land values must align with available financing to deliver affordable new-build housing within the Scottish Government's development benchmark costs.

Other risks to the City's delivery program involve surface drainage water disposal issues in new housing developments, which may require costly site drainage infrastructure designs. These additional expenses present challenges to the viability of some SHIP development sites. The Council continues to collaborate with Scottish Water and the Scottish Government to address these issues. However, due to the infrastructure and urbanised nature of all city sites, surface water drainage is expected to remain a challenge and incur additional costs for many SHIP development sites.

Previously, the Council set a target of completing 200 social rented houses per annum within the Council Plan. These targets have been challenging but were exceeded in the last two years.

Housing Need and Demand Assessment

The [Housing Need and Demand Assessment \(HNDA\) for Dundee](#), published in November 2022, provides a comprehensive analysis of the current and future housing needs in the city. The assessment identifies several key findings that will shape the strategic priorities and actions within the LHS 2025-2030.

One of the primary findings of the HNDA is the projected increase in the number of households in Dundee over the next 20 years. This growth is driven by a combination of factors, including natural population growth, inward migration, and changes in household composition. Recent statistics suggest that there has been more deaths than births and international migration has been increasing.

The assessment highlights the need for a significant increase in the supply of housing to meet this demand, particularly in the private rented and social rented sectors. It is estimated that within the range assumptions, an additional 4,700 to 6,310 housing units will be required over the 20 years from 2021.

The HNDA also emphasises the importance of addressing the specific needs of different population groups within Dundee. There is a growing demand for larger family homes, as well as a need for additional specialist provision accommodation for older people and those with disabilities. The assessment identifies a low demand for certain property types, such as tenement blocks and multi-storey properties, which may require targeted interventions to improve their attractiveness and suitability for modern living.



Another key finding is the impact of economic factors on housing need and demand. The assessment notes that affordability remains a significant challenge for many households in Dundee, particularly in the context of rising living costs and economic uncertainties. The HNDA underscores the need for a balanced approach that includes both the provision of affordable housing and measures to support economic growth and stability in the city.

In summary, the HNDA for Dundee provides a robust evidence base that has informed the development of the LHS 2025-2030. The key findings highlight the need for an increase in housing supply, targeted support for specific population groups, and a focus on affordability and economic resilience. These insights are crucial in shaping the strategic priorities and actions to ensure that Dundee's housing needs are met over the coming years.



Progress of the Local Housing Strategy 2019-2024

Significant progress has been made in relation to delivery of strategic outcomes identified in the LHS 2019 - 2024. A summary of some of the key achievements is given below:

Adequate Supply of Housing

- Private House Completions 1,888
- Affordable Homes Delivered 577 including 151 Mid-Market Homes
- Investment of £330,000 at our Gypsy/Traveller site at Balmuir Wood to improve safety and comfort for our residents

Placemaking and Communities

- Between 1st April 2019 – 31st March 2024, our staff held 1,548 consultation sessions with 21,577 local people about different community planning issues
- 8,472 residents participated in Dundee City Council community learning and development activities (1st April 2019 – 31st March 2024).

The 2024 STAR (Survey of Tenants and Residents) survey results provide a comprehensive overview of tenant satisfaction across various aspects of housing services:

- Overall satisfaction with the Council's housing services improved from 80.8% in 2021 to 83.2% in 2024
- Satisfaction with the standard of home on moving in was reported at 93%, which is higher than the Scottish Local Authority average of 88%
- Satisfaction with housing quality: 91%, compared to the Scottish Local Authority average of 83%
- Keeping tenants informed: 86%, compared to the Scottish Local Authority average of 81%
- Rent is value for money: 87%, compared to the Scottish Local Authority average of 81%
- Satisfaction with neighbourhood management: 85% compared to the Scottish Local Authority average of 82%
- SHQS, 80.58% of our homes met the Scottish House Condition Standard by 2024/25 versus a Scottish LA average of 82.43%. Dundee is projecting an increase to 88.96% for 25/26.

Homelessness

- Over the past five years, Dundee City has made significant strides in tackling homelessness, driven by the implementation of the Scottish Government-backed Rapid Rehousing Transition Plan (RRTP).
- Mainstreaming of the Housing First Model in Dundee
- Review and implementation of DCC Allocation Policy
- 100% success rate in meeting the councils' legal obligations through the provision of temporary accommodation.

Outcomes over the past 5 years for homelessness include:

- 32% increase in 24/25 for outcomes for people experiencing homelessness. Mainly attributed to void recovery plan as there was a 47% increase in applicants securing permanent accommodation because of the recovery plan leading to a reduction of 13% of our children living in temporary accommodation
- Homeless assessments - 18% increase from 23/24-24/25 for people being assessed as homeless.
- Reducing Voids from its peak 549 to 201
- Continued increase in lets to Homeless Households - 47% increase year on year for 23/24 to 24/25. Almost 70% of DCC allocation of lets went to people experiencing homelessness.
- Dundee City Council have flipped 203 of temporary accommodation properties into permanent tenancies during this period.



Promote Independent Living in Communities

- Tenancy sustainment between 2019 and 2024 has averaged 90.4%
- 75.4% of residents receiving financial assistance

Anti Social Behaviour (ASB) Complaints over the 6 years have reduced:

- 2019/20 – 1733
- 2020/21 – 1946
- 2021/22 – 1522
- 2022/23 – 1470
- 2023/24 – 1302
- 2024/25 - 1314

ASB Satisfaction over the 6 years have increased:

- 2019/20 – 52%
- 2020/21 – 52%
- 2021/22 – 52%
- 2022/3 – 82%
- 2023/24 - 82%
- 2024/25 – 89%
- 97% of staff who have completed training within housing to support tenants to live independently within communities.

Promote Health through Housing

- Implementation of the Strategic Housing Investment Plan (SHIP) 2025-2030, which sets out Dundee's affordable housing priorities for the next five years.
- Dundee City Council has also focused on increasing the availability of accessible housing for adults with learning, physical, or mental health disabilities. During 2023/24 18 wheelchair standard houses, 10 houses for learning disabilities and 8 units for mental health were completed
- Adaptations to Council houses completed over the past 5 years:
 - 20/21 – 197
 - 21/22 - 457
 - 22/23 – 358
 - 23/24 – 403
 - 24/25 - 440
- A total of 670 households engaged with Housing Support in 24/25.

Housing Quality and Energy Efficiency

- Implementation of the Energy Efficiency and Net Zero Strategy, which focuses on retrofitting social housing stock, taking a fabric-first approach, and transitioning to net zero energy solutions.
- The Local Heat and Energy Efficiency Strategy (LHEES) has been a crucial component of this effort, driving forward heat decarbonisation and improving energy efficiency in buildings.
- Publication of the Housing Asset Management Strategy
- Capital Investment over the past 5 years of £51,590,560
- 86.4% of council houses meet the Energy Efficiency Standard for Social Housing.
- 31% of households experience fuel poverty, against a target of 25%.

Private Rented Sector

- Development and implementation of the Strategic Empty Homes Framework (2024-2026)
- Accredited private landlords increased to 31%
- 132 Empty Homes brought back into use
- A total of 258 homeless households were provided with accommodation in the Private Rented Sector in the past 5 years with support from the Homefinders Team.

Integrated Impact Assessments

Equality has been integrated into all aspects of Dundee's LHS, including new housing planning, management, allocations, and homelessness. This ensures consideration of equality and diversity throughout all stages and activities.

An Integrated Impact Assessment has been conducted and will be monitored to address any unintended consequences for vulnerable or marginalised groups in Dundee. This assessment will also help identify steps to mitigate risks to residents.

A Strategic Environmental Assessment (SEA) is being carried out as required under the Environmental Assessment (Scotland) Act 2005. This will determine the impact of the strategy and if there are likely to be any significant environmental effects. This is a dynamic assessment that will evolve over the period of the strategy development.



Consultation

The Housing (Scotland) Act 2001 mandates local authorities to consult on their proposed LHS. Similarly, statutory Equality Duties require public bodies to involve, consult, and engage with a broad spectrum of local residents. The vision and strategic priorities were developed through consultation with members of the Strategic Priority Groups comprised of key stakeholders, which informed the evidence base.

Further consultation on the draft strategy will be conducted in accordance with the Consultation Plan. The Consultation is noted within Appendix 1.



Priority 1: Adequate Supply of Housing

Objective:

To ensure a sufficient supply of diverse, high-quality housing that meets the needs of Dundee's changing population, fostering balanced, sustainable, and inclusive communities.

Introduction

Significant progress has been made with the delivery of affordable housing in recent years; however, demand still outstrips supply across the city. The Housing Need and Demand Assessment is the evidence base required to calculate local housing and land requirements over the next 20 years.

National Context

The national legislative framework for housing supply in Scotland is designed to ensure that everyone has access to good quality, affordable housing that meets their needs.

Key components of this framework include:

1. Housing to 2040

Housing to 2040 aims to ensure everyone in Scotland has a safe, quality, and affordable home in their desired location.

2. National Planning Framework 4

NPF4 promotes sustainable, affordable housing across Scotland in suitable locations, addressing diverse needs.

The Planning (Scotland) Act 2019 and NPF4 aim to integrate housing and planning for efficient processes, with Local Development Plans setting a local housing land requirement that exceeds the 10-year Minimum All Tenure Housing Land Requirement. Deliverable land should be allocated for quality living spaces, including future homes.

3. Affordable Housing Supply Programme

The Affordable Housing Supply Programme provides funding for social rent, mid-market rent, and low-cost home ownership.

4. Local Government Finance (Unoccupied Properties etc.) (Scotland) Act 2012

The Local Government Finance (Unoccupied Properties etc.) (Scotland) Act 2012 allows increased Council Tax on homes empty for over 12 months, supporting housing delivery and services in Scotland.



Local Context

Dundee Strategic Housing Investment Plan

Dundee City Council’s Strategic Housing Investment Plan (SHIP) is designed to address the city’s housing needs by prioritising the development of affordable, high-quality housing. The SHIP outlines a comprehensive strategy to ensure that all residents have access to safe, energy-efficient, and sustainable homes. This plan is integral to the city’s broader objectives of fostering inclusive and balanced communities, reducing homelessness, and improving the overall quality of life for its citizens.

Central to the SHIP is the commitment to collaboration with various stakeholders, including housing associations, private developers, and community groups. By leveraging these partnerships, the Council aims to maximise the impact of available resources and deliver housing projects that meet the diverse needs of Dundee’s population. The SHIP also aligns with other strategic initiatives, such as the LHS and the City Centre Strategic Plan, ensuring a cohesive approach to urban development and regeneration.

The SHIP emphasises the importance of sustainable building practices and energy efficiency, reflecting Dundee’s commitment to environmental stewardship. By prioritising developments that meet high standards of sustainability, the Council aims to reduce the city’s carbon footprint and promote long-term environmental health. Additionally, the plan includes provisions for supporting vulnerable populations, ensuring that housing solutions are inclusive and accessible to all.

Table 3

Social Rented House	Completions 2019-2025
2019/20	58
2020/21	27
2021/22	100
2022/23	101
2023/24	264
2024/25	341

Source: Dundee City Council/Scottish Government AHIP Completion records.

However, Dundee faces several housing supply challenges influenced by its topography, compact geography, and economic factors. These can be broken down into the following categories:

Topography and Geography

1. Dundee's compact geography means there is limited land available for new housing developments. This constraint necessitates careful planning and efficient use of available space.
2. The city's topography and existing infrastructure can pose challenges for new developments, particularly in terms of drainage and accessibility.

Economic Factors:

1. Rising costs of building materials and labour, exacerbated by inflation and supply chain disruptions, make it difficult to deliver affordable housing.
2. While there are various funding sources, including the Scottish Government's Affordable Housing Supply Programme, the available resources may not always meet the demand for new housing projects.
3. Despite broader economic challenges, Dundee's housing market has shown resilience due to ongoing regeneration initiatives and the city's growing reputation as a hub for technology, education, and culture. However, this resilience will be tested in times of economic instability.

Social and Demographic Factors:

1. Dundee's changing population increases demand for housing, particularly in areas near universities and business hubs.
2. There is a high demand for affordable housing, which requires balancing development costs with the need to provide accessible housing options.
3. The large private rented sector in Dundee necessitates ongoing efforts to improve standards and ensure a sufficient supply of high-quality rental properties.

Addressing these challenges requires a coordinated approach involving strategic planning, stakeholder collaboration, and innovative solutions to ensure a sufficient supply of diverse, high-quality housing that meets the needs of Dundee's population.

Dundee City Council Housing Need and Demand Assessment

Dundee's Housing Need and Demand Assessment (HNDA) provides a comprehensive analysis of the city's housing requirements over the next 20 years.



The assessment identifies a total of 2,250 households with existing housing needs, which the plan aims to address.

Additionally, the HNDA projects the formation of 2,450 new households under Scenario 1 and 4,060 new households under Scenario 2 for the period 2021-2024.

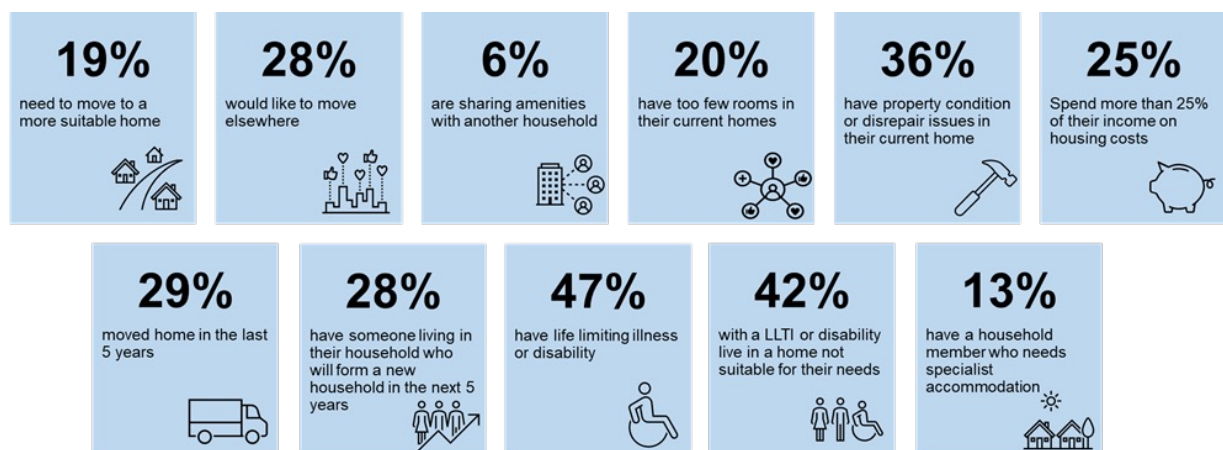
The assessment also includes housing estimates for the first five years, highlighting the number of households that may afford owner occupation, private rent, below market housing, and social rent under different scenarios. This detailed analysis is crucial for setting local housing supply targets and ensuring that the city's housing strategy aligns with the needs of its residents.

The Housing Estimates project Dundee's housing needs across various tenures, including owner occupation, private rent, mid-market housing, and social rent. These projections help plan and align the city's housing strategy with demand, detailing how many households might afford each type under different migration scenarios. Understanding these estimates aids Dundee in preparing to meet residents' needs and fostering sustainable, inclusive communities.

House Move Intentions

The Tayside Housing Market Partners prioritised commissioning primary research for the HNDA to obtain consistent, current, and reliable data on housing need and demand in Tayside. They recognised the limitations of using only secondary data for HNDA Core Outputs and housing estimates.

Headline findings from the 2022 HNDA Survey for Dundee City can be summarised as follows:



Source: Tayside Housing Need and Demand Assessment 2022

Analysis of the origins of households purchasing residential properties in the Dundee City Housing Market Area shows:

- 63% of property buyers are from within Dundee, making it a relatively self-contained Housing Market Area.
- 20% of transactions involve buyers from other Tayside areas: Angus (10%), Fife (6%), and Perth & Kinross (4%).
- This inward migration supports the Greater Dundee functional market area.

Table 4

Purchaser Origin	Dundee City
Dundee City	63%
Adjoining Councils	20%
Glasgow and Edinburgh	3%
Other Scotland/UK	14%
1st Main Origin	Dundee
2nd Main Origin	Angus

Source: *Tayside Housing Need and Demand Assessment 2022*

Local Development Plan

Dundee City Council are in the 'Evidence Gathering' stage of preparing our Local Development Plan (LDP), and will be undertaking a continuous programme of works to progress towards the adoption of our new-style LDP.

As the LDP is a statutory document, Dundee City Council has a responsibility to deliver a Plan which takes account of recent planning reforms introduced by the [Planning \(Scotland\) Act 2019](#). The Act sets out requirements and timescales for the delivery of an LDP, and this is supported by [The Town & Country Planning \(Development Planning\) \(Scotland\) Regulations 2023](#).

Timescales for plan preparation and opportunities for engagement as appropriate; and planned engagement is available in the [Development Plan Scheme](#).

Topic Papers

Dundee City Council are in the process of producing a robust Evidence Report which will be informed by consultation on a collection of topic papers which cover a range of planning themes set by the Scottish Government. The purpose of the Evidence Report is to establish a baseline by setting out the existing evidence and looking forward to identifying matters to be addressed in the Local Development Plan.



The topic papers will form the basis for the Evidence Report and will inform the preparation of the Proposed Local Development Plan. The consultation period for these topic papers has now ended and we are in the process of reviewing the responses that were received in order to inform the content of the Evidence Report.

If agreement cannot be reached on a dispute, this will be referred to a gate check examination by the Scottish Government's Directorate of Planning and Environmental Appeals (DPEA) to ensure the transparency of the process.

Identification/Prioritisation of Sites

At the core of identifying and prioritising SHIP development sites is the DCC Council / Registered Social Landlord (RSL) strategic planning framework. Within this framework, RSLs submit details of their proposed SHIP developments annually. DCC Neighbourhood Services (NS) also follows this process for sites it has identified. RSL and DCC NS submissions primarily focus on the following housing development aspects:

- Location of Development
- Name of Developer
- Number of proposed units to be developed
- Number of general needs units to be developed
- Number of particular needs units to be developed
- Level of Scottish Government Grant funding required for development

Submitted development sites are reviewed collectively by DCC: Neighbourhood Services (Housing); City Development (Planning); and City Development (Property). Prioritisation assessment criteria are used to rank each site, ranging from high, medium, or low priority. The categories used within the assessment criteria include:

- Sites within regeneration areas including the City Centre Strategic Investment Plan
- Sites identified within the previous SHIP
- Site prioritisation in the Local Development Plan
- Improving housing and tenure balance in the area
- Providing an appropriate mix of property types and sizes
- Meeting affordable housing needs in the area
- Sustaining existing stable neighbourhoods; mitigating further deterioration and deprivation in these communities
- Innovation and Sustainability

- Providing housing for particular needs groups
- Land Ownership
- Deliverability

The prioritisation process is further supported by formal discussions with representatives from individual RSLs; DCC Neighbourhood Services; and Dundee Health and Social Care Partnership. All developments supported by the prioritisation assessment criteria are included and prioritised in the SHIP.

Dundee City Council is expediting the preparation of a long-term City Centre Strategic Investment Plan (CCSIP), which will identify opportunities for housing development within the City Centre. Future Affordable Housing Investment Plans will prioritise these development opportunities.

Additionally, the Council will consider purchasing suitable open-market properties to meet the City's general social housing needs, including those of extended families and people with specific needs. There continues to be a considerable demand for affordable social rented housing in the city, and it is vital we look at different ways of increasing the supply of homes to help meet this need.

The Open Market Acquisition Strategy aims to help increase the supply of good quality affordable social rented housing to meet the housing needs in the city. The scheme supplements the existing and planned new build programme.

This strategy enables the Council to purchase properties that are for sale on the open market or are about to go on the open market.

Purpose Built Student Accommodation

Dundee is recognised as a university city, home to three higher education institutions. The Scottish Household Survey 2020 indicates that there were 5,013 full-time students aged 18-74 in employment in Dundee, with 1,710 unemployed. The adopted Dundee Local Development Plan 2019 says that it is considered unlikely that there will be the need over the short to medium term for any significant additions to the supply of purpose-built accommodation for students. However, in recent years there has been an increase in developer interest for purpose-built student accommodation, and this has resulted in the approval of a number of planning applications within the city centre and circa 1,600 student flats have been approved.

Several PBSA units have commenced in the City and Table 5 provides a current analysis of PBSA in Dundee, demonstrating that a significant development pipeline has been established, with a number of bedrooms under construction, approved or pending decision.



Table 5

Analysis of Purpose-Built Student Accommodation (July 2024)	
Status	Total
Under Construction	563
Approved	1662
Live Planning Application	367
Proposal of Application Notice	800
Pre-application submitted	894

It is important to determine the appropriate level of PBSA to ensure that it meets the current and future needs of the student population without oversaturating the market. Continuous assessment and strategic planning are necessary to balance supply and demand effectively.

Humanitarian

Numbers arrived from Ukraine on a much larger scale than previous resettlement schemes with over 500 people arriving from Ukraine between March 2022 and August 2024. Since April 2022, a number of people have moved out of the city or returned home to Ukraine and there are currently approximately 443 Ukrainians living in Dundee. Of these, 71% (315) are housed in local authority or housing association accommodation, with the remainder living in private lets or accommodation with hosts.

In early 2023, the Home Office contracted Mears Group PLC to procure asylum accommodation in Dundee for the first time. A 144-bed contingency accommodation unit was opened in September 2023, with an average of 9 individuals per month moving to Mears accommodation in the city since then. This accommodation subsequently closed in December 2025.

Between August 2024 and May 2025, a total of 82 people who had stayed at the contingency accommodation received positive decisions on their asylum applications, with 44% choosing to remain in the city. Dundee City Council housing staff have provided temporary homeless accommodation while they await permanent rehousing. Additionally, since December 2024, 9 people who received positive decisions in other parts of the UK have come to Dundee and declared themselves homeless. It is anticipated that these numbers will increase as housing stock in larger cities remain strained.

The Mears Group, acting on behalf of the Home Office, has also secured a range of dispersed private sector accommodations across the city. This forms part of the national drive to significantly increase the number of procured units. Current indications suggest that the allocation for Dundee will rise in line with these wider objectives.

The Dundee City Council Humanitarian Team includes a Housing Support Officer and a Resettlement Housing Officer who offer holistic housing support to ensure that the basic housing needs of Ukrainian individuals and families are met. After moving into resettled accommodation ongoing support is provided by the Scottish Refugee Council and Dundee City Council Housing Officers.

Gypsy/Travellers

Nationally, the review of Gypsy/Traveller provisions has highlighted the need for significant investment to improve living conditions and access to services. Future options being considered nationally include the development of more permanent residential sites, future site standards, as well as enhanced support for those choosing traditional encampments.

Data indicates a discrepancy between the number of encampments and the demand for residential sites, suggesting that many Gypsy/Travellers prefer the flexibility and cultural significance of encampment life over more permanent housing solutions. At the time of writing, Dundee has seen 69 illegal encampments over the last 5 years. Occupancy levels at the residential site at Balmuir Wood have been low over the past 5 years however it is acknowledged that COVID-19 Pandemic will have impacted this. Nonetheless, the level of illegal encampments and reduced occupancy levels at the residential site indicates that there is a need to consider negotiated stopping places that could be identified within the city and this model is currently being reviewed nationally. Dundee will consider the outcomes of this review when looking at options to meet demand in Dundee.

Feedback has shown that the reasons for this preference include the ability to maintain a nomadic lifestyle, closer ties to community traditions, and a sense of autonomy over their living arrangements.

It is evident that there is a strong need to cater to both residential and encampment preferences within the Gypsy/Traveller community. Therefore, commissioning research into the specific needs and challenges faced by Gypsy/Travellers could provide valuable insights and inform future policy and investment decisions.

This research will explore:

- The current living conditions and barriers to accessing services for Gypsy/Travellers.
- The cultural significance and benefits of encampment life.
- Potential models for integrating traditional practices with modern housing solutions.
- The impact of current policies on Gypsy/Traveller communities and areas for improvement.



Build to Rent

Build to Rent developments are high-quality, professionally managed homes designed specifically for the rental market. They offer a scalable solution to housing delivery, accelerating the provision of new homes while supporting urban regeneration and placemaking efforts.

Build to Rent development can bring long-term institutional investment into the city and can also enable the delivery of affordable housing with a lower requirement for grant funding.

Whilst the delivery of Build to Rent properties in Scotland has so far been more limited compared to other regions of the UK, Dundee City Council is actively working to encourage Build to Rent investment to the city. Through the City Centre Strategic Investment Plan, the Council are supporting continued engagement with developers, operators, and investors to unlock new housing opportunities within the city centre and to attract private investment via this model.

Affordable Housing Policy

Although Dundee City Council does not currently operate a formal Affordable Housing Policy, the city has nonetheless made significant strides in delivering affordable housing through strong partnerships with Registered Social Landlords and the Scottish Government. This collaborative approach has enabled the development of hundreds of new affordable homes across Dundee, contributing meaningfully to the city's Strategic Housing Investment Plan and LHS outcomes. However, the scale of housing need, affordability pressures, and land supply present ongoing challenges. Furthermore, Policy 16 of NPF4 supports the provision of a proportion of affordable homes within all new developments to meet identified need. It supports a mix of tenures, including social rent, mid-market rent, and other affordable options, and encourages collaboration between local authorities, developers, and Registered Social Landlords to ensure provision is viable and meets local demand. These factors underscore the importance of reviewing the potential for a Dundee-specific Affordable Housing Policy to ensure future delivery is both sustainable and responsive to local demand.

Across Scotland, different local authorities have adopted varied approaches to Affordable Housing Policy. For instance, in Edinburgh, the city has established a robust framework that emphasises mixed-tenure developments to integrate affordable housing seamlessly within communities. Glasgow has focused on community-led initiatives that promote local engagement and tailored solutions to meet specific housing needs.

Several good practices can be drawn from these examples:

- **Mixed-Tenure Developments:** Integrating affordable housing within market-rate projects to foster diverse and inclusive communities.
- **Community Engagement:** Involving local residents in the planning and development process to ensure that housing projects align with community needs.
- **Flexibility in Design:** Allowing for adaptable housing solutions that can evolve with changing demographics and requirements.

Whilst there are many successful approaches, challenges are notable:

- **Funding Constraints:** Securing adequate financial resources to support affordable housing projects remains a significant hurdle.
- **Land Availability:** Identifying suitable land for development, especially in urban areas, can be difficult.
- **Balancing Interests:** Achieving consensus among stakeholders, including developers, local authorities, and communities, can be complex.

Implementing effective AHP models can yield numerous benefits:

- **Social Inclusion:** Promoting diverse communities where individuals from various socio-economic backgrounds live and interact.
- **Economic Stability:** Providing affordable housing options that support workforce retention and local economic growth.
- **Quality of Life:** Enhancing living conditions and access to services for low-income residents.

To ensure Dundee's future approach to affordable housing is both evidence-based and strategically aligned, it is recommended that Dundee City Council commissions an independent review with meaningful stakeholder engagement. This review should evaluate Affordable Housing Policies implemented across Scotland, identify best practice models, and assess current practices within Dundee. It will consider the benefits and limitations of various approaches, including the feasibility of introducing a Dundee-specific Affordable Housing Policy. The findings will inform the LHS, Strategic Housing Investment Plan (SHIP), and Local Development Plan (LDP), helping to shape a future delivery model that responds effectively to the city's affordability challenges, land supply, and growing housing need.



Housing Supply Target (HST)

The Housing Need and Demand Assessment (HNDA), estimates local need and demand across the wider housing market area, including the Dundee market specifically. The data and outputs from the HNDA have been utilised to inform proposed Housing Supply Targets (HST) by tenure. Scottish Government Guidance states that the LHS should clearly outline the local authority's view of the type and level of housing to be delivered over the plan period.

The Housing Supply Target is defined as 'the estimated level of additional housing that can actually be delivered on the ground and informs the definition of the housing land requirement within the local development plan'. It is considered a policy interpretation of the HNDA. Therefore, to determine the HST, it is necessary to consider a wide range of factors that may affect housing delivery.

This consideration could result in an HST figure that is either lower or higher than the housing estimate in the HNDA. Factors that may materially impact the pace and scale of housing delivery include:

- Capacity within the construction sector
- Potential inter-dependency between the delivery of market and affordable housing at the local level
- Availability of resources
- Likely pace and scale of delivery based on completion rates
- Recent development levels
- Planned demolitions
- Planned new and replacement housing or housing brought back into effective use

Housing need refers to households lacking their own housing or living in inadequate or unsuitable housing who are unlikely to meet their needs in the housing market without assistance. Housing demand is the quantity and type of housing households wish to buy or rent and can afford. An important element of the HNDA involves assembling evidence to produce a range of 'housing estimates'— estimates of the number of new homes partners will need to plan for in the future.

Table 6

Dundee City Council Common Housing Register Waiting List 31 March 2025	
Waiting List	Count
Emergency	77
Homeless	924
Transfer	2696
General Needs	4005
Total	7702

Source DCC CHR Waiting List

Table 7

Dundee City Council Common Housing Register Waiting List Bedroom Size June 2025	
Bedroom Size	Applications
0 bedroom	539
1 bedroom	3754
2 bedroom	1583
3 bedroom	1261
4 bedroom	541
5 bedroom	126
Total	7804

Source DCC CHR Waiting List

Applicant may have more than one need for a particular size i.e. bedsit and one bedroom



HNDAs are designed to provide broad, long-term estimates of future housing need, rather than precise estimates. They serve as an evidence base to inform housing policy decisions in the LHS and land allocation decisions in Local Development Plans. In considering the Housing Supply Target, cognisance was taken of the HNDA output, feedback from stakeholders on the HNDA, and current and future economic conditions.

The 20-year HNDA estimated the need for new homes at based on the projected scenario of 4,700 in the principal projection (an additional high growth scenario projected 6,310). The figure of 4,700 includes a net 2,250 households with an existing need (backlog need) and a newly arising need of 2,450 in the principal model and 4,060 in the high migration estimate. The 10-year Minimum All-Tenure Housing Land Requirement (MATHLR), contained in NPF4, was 4,300 units, which is somewhat higher than the high migration estimates in the HNDA. These are scenario's rather than firm projections which include migration and new household formation. It was considered that using high growth and high migration would be too optimistic given economic outlook.

Given the discrepancy between the Housing Need and Demand Assessment (HNDA) estimates and the 10-year Minimum All-Tenure Housing Land Requirement (MATHLR), the high migration scenario from the HNDA has been adopted as the basis for calculating Dundee's Housing Supply Targets. This decision reflects the fact that the MATHLR does not fully capture the scale of existing housing need—particularly in relation to unmet demand and affordability pressures. By using the higher migration figure, we account for a broader and more realistic picture of housing need, as supported by research commissioned by Homes for Scotland. Selecting the higher growth scenario ensures that the Housing Supply Target builds in sufficient flexibility to respond to elevated levels of need, and supports a more ambitious and responsive housing strategy for Dundee.

When considering historical completions for Social Rented Housing, the average is 136 completions per annum with a high in 2024/5 of 341 and a low of 27 in 2020/21. Completions are further challenged by several factors, including Covid-19 pandemic, surface water disposal and site treatments, considering that most sites are brownfield within the city.

Given these considerations, the annual target for affordable units is 240 per annum. The proposed annual housing supply targets are detailed in Table 8 below.

Table 8

Proposed Housing Supply Targets	
Tenure	Annual Housing Supply Target
Owner Occupied	144
Private Rent (including Build to Rent)	96
Affordable Housing	240 (151 Social and 80 Mid Market Rent)
Total	480

At the point of writing, to achieve this there is a requirement of affordable housing investment grant of at least £18m per annum.

Priority 1: Adequate Supply of Housing

Summary - Key Actions and Performance Indicators

Objective:

To ensure a sufficient supply of diverse, high-quality housing that meets the needs of Dundee's changing population, fostering balanced, sustainable, and inclusive communities.

Building on these annual housing supply targets across various tenures, a strategic set of key actions and performance indicators has been developed to ensure that Dundee's housing provision aligns with community needs and policy objectives. These measures are designed not only to track progress against supply goals but also to drive improvements in affordability, quality, sustainability, and inclusivity within the city's housing sector.

Key Actions:

1. **Affordable Housing:** Increase the number of affordable housing units through partnerships with housing associations and developers.
2. **Private Sector Engagement:** Work with private landlords to improve standards and increase the availability of high-quality rental properties.
3. **Community Consultation:** Engage with local communities to understand their needs and preferences, ensuring new developments meet these requirements.
4. **Sustainable Building Practices:** Implement sustainable building practices to ensure housing is environmentally friendly and energy efficient.
5. **Support Services:** Provide support services for vulnerable groups, including homelessness prevention and housing options.
6. **Purpose Built Accommodation:** To ensure that Dundee City Council comprehensively understands and addresses the demand for Purpose-Built Student Accommodation (PBSA) in Dundee, fostering a balanced and sustainable housing market for the city's growing student population, a comprehensive review should be carried out.
7. **Gypsy/Traveller:** Review the residential requirements for Gypsy/Travellers coming to Dundee to inform future policy and investment decisions.



8. Affordable Housing Policy: Commission an independent review of Affordable Housing Policies across Scotland, incorporating meaningful engagement with key stakeholders including Registered Social Landlords, Scottish Government representatives, developers, planning and housing officers, and community voices. The review will benchmark best practice models, evaluate current delivery mechanisms within Dundee, and assess the feasibility and impact of introducing a Dundee-specific Affordable Housing Policy. Findings will be used to inform the LHS, Strategic Housing Investment Plan (SHIP), and Local Development Plan (LDP), ensuring future affordable housing delivery is evidence-based, locally responsive, and strategically aligned.
9. Private Rented Sector: Commission an external review of the Private Rented Sector in the City to develop an evidence base to better understand the private rented sector and inform policy decisions.

Performance Indicators:

1. Number of New Housing Units: Track the number of new housing units built annually, including affordable housing.
2. Private Rented Sector: Measure the level of accredited private landlords.
3. Housing Quality Standards: Measure the percentage of social housing units meeting the Scottish Housing Quality Standards.
4. Energy Efficiency: Monitor the percentage of housing units that are energy efficient.
5. Occupancy Rates: Assess the occupancy rates of new housing developments to ensure they are meeting demand.
6. Community Satisfaction: Conduct surveys to gauge community satisfaction with new housing developments and regeneration projects.
7. Sustainment: Measure the level of Tenancy Sustainment for social housing within the city.
8. Reduction in Homelessness: Track the number of individuals and families successfully housed through homelessness prevention programs.

Priority 2: Placemaking and Communities

Objective:

To foster vibrant, inclusive, and sustainable communities in Dundee by integrating high-quality housing developments with comprehensive placemaking initiatives, ensuring that all residents benefit from well-designed, accessible, and connected neighbourhoods.

Introduction

Placemaking is a collaborative approach that fosters a sense of belonging, which helps to create vibrant, inclusive, and resilient communities.

Engaging local people in decision making processes ensures developments are tailored to their specific circumstances, creating environments that are not only functional but also enjoyable and meaningful.

Successful placemaking relies on strong partnerships between various stakeholders, including local authorities, community groups, and private sector partners, ensuring that the diverse needs of the community are met, and resources are used effectively.

The Placemaking Standard tool is a valuable resource for assessing the quality of a place and identifying areas for improvement, providing a structured framework for evaluating various aspects of the built environment.

This has been used extensively in the development of the Council and City Strategic plans which informs the LHS. The City Centre Strategic Investment Plan outlines a vision for the regeneration of the city centre. The overall objective of Dundee's City Centre Strategic Investment Plan is to transform the city centre into a vibrant, sustainable, and inclusive urban space that attracts investment, enhances the quality of life for residents, and supports economic growth.

National Context

The national legislative framework in Scotland ensures access to quality, affordable housing.

Key components include:

Housing to 2040

The vision for Housing to 2040 is for safe, good quality, affordable homes.



The Community Empowerment (Scotland) Act 2015

The Community Empowerment (Scotland) Act 2015 requires Local Authorities to take measures to ensure the participation of communities in all aspects of Community Planning including development, design and delivery of plans and in review, revision and reporting of progress.

Planning (Scotland) Act 2019 & National Planning Framework 4 (NPF4):

Integrates housing and planning systems to promote high-quality, sustainable homes. NPF4 emphasises placemaking, defined as creating environments that promote healthy, happiness, and wellbeing through collaborative design and development involving communities. It assesses proposals based on six qualities of successful places:

- Healthy
- Pleasant
- Connected
- Distinctive
- Sustainable
- Adaptable.

Local Context

Dundee City Council Strategic Plans

Dundee City Council's Plan emphasises placemaking and community development. Placemaking focuses on high-quality design in new developments, enhancing public spaces for social interaction, and promoting mixed-use areas to create vibrant neighbourhoods.

Community development aims to improve various aspects of communities, including social, economic, and environmental well-being, while ensuring all residents benefit from new projects. It highlights ongoing community engagement and support services for vulnerable populations, including access to health, housing options and homelessness prevention. Sustainable building practices are also prioritised.

By fostering collaboration and addressing local needs, community development seeks to build stronger, resilient, and sustainable communities where all residents can thrive.

Dundee Partnership CLD Plan

The Requirements for Community Learning and Development (Scotland) Regulations 2013 require the Local Authority to secure an adequate and efficient provision of CLD, and to publish a 3-year plan identifying what the Authority and its key partners are doing in this regard.

The Dundee Partnership CLD Plan 2024-2027 was agreed at committee in September 2024.

Dundee Local Development Plan

In Dundee, quality placemaking involves detailed contextual appraisal and includes aspects such as architecture, layout, public realm, and transportation connectivity.

The Dundee Local Development Plan is currently under review and should align with National Planning Framework 4 (NPF4) criteria to enhance the city's social, economic, environmental, wellbeing, and cultural appeal. Proposals must demonstrate how they meet these standards.

Dundee Planning Guidance outlines the creation of planning briefs, development frameworks, and masterplans, covering various sites and scales, ensuring distinctiveness, identity, and connectivity.

NPF4 also promotes local living with connected neighbourhoods fulfilling daily needs sustainably. Partnership working and community engagement are crucial for developing the Local Development Plan.

Finalising the content of the new Local Development Plan will rely on a number of non-statutory and statutory engagements and consultations.

Planning applications require collaboration and community engagement through consultation and neighbour notification. Assessing developments against NPF4 and the Local Development Plan ensures optimal outcomes for creating or improving places.

The Place Standard Tool assesses place quality, supports community engagement, and informs planning. It gathers input from citizens and stakeholders to identify improvements, forming part of the evidence base for City and Council Plans.

Key themes identified in the Local Development Plan Evidence Report are:

- Dundee has experienced population growth of 2% between 2000-2019. In terms of population projections, the population of Dundee is projected to increase by 4.1% across the period 2022-2047.
- A review of the total of new build completions in Dundee City between 2013 – 2023 demonstrates an average build rate of 314 units per year. The ten-year trend demonstrates that historically, private completions are being delivered at a higher rate in the city than social completions.



- The HNDA estimates that between 2021 – 2040, between 2449 and 4060 new build housing is required to meet new housing demand and need (based on 3% and 6% population growth)
- The current HLA indicates that there is a substantial existing supply of housing land (4408 units of which 3954 are programmed as deliverable). There is an expectation that a significant proportion of this supply can be carried forward to LDP3; however, the deliverability of these sites will be reassessed as part of the site assessment process
- The Minimum All Tenure Housing Land Requirement (MATHLR) within NPF4 is set at 4300 for Dundee and scenarios for an indicative Local Housing Land Requirement (LHLR) have been explored to exceed the MATHLR.
- In exploring options for our LHLR, we have evidenced that an uplift of 10% would be ambitious target but appropriate and based on evidence.

City Centre Strategic Investment Plan

Online sales, out of town retail and most recently the COVID-19 pandemic have resulted in a dramatic decline in town centre retail. In Dundee alone four of our largest retailers have closed. However, Dundee has always reinvented itself, responding to every challenge by developing new approaches.

Dundee' challenge for the next three decades is to reinvent the heart of the city once again. However, regeneration is unlikely to be led by retail. It is intended to start a conversation about options for the future. The next stage of the city centre's journey will be led by people. We need to have more people living and working in the centre and more people visiting by foot, bicycle, or on clean, modern public transport. Increasingly, growing businesses prefer to be based in city centres rather than out-of-town business parks because it is easier to attract and retain new talent.

Despite the move to hybrid working, employment levels in the city centre will grow, driving our ambitious target to create 3,000 new jobs.

Dundee 2050: Our Vision for the Future

It is recognised that citizens want to enjoy their free-time, and the centre of Dundee is growing into a confident destination. With city centres across the country adapting to meet changing consumer demands, a fresh perspective is vital to create a thriving and attractive place. One aspect of this change is to significantly repopulate the central area by encouraging more people to live here. This will increase footfall that supports and attracts additional activity and increases vibrancy. To meet these challenges a number of strategic outcomes and associated actions have been developed. With particular reference to living and housing within the City Centre the following outcomes have been devised:

- Strategic Outcome 1 Deliver high-quality residential development by promoting vacant and underused sites and buildings
- Strategic Outcome 2 Provide a variety of residential types and tenures to meet the needs of different households and to create a diverse community.
- Strategic Outcome 3 Attract a range of centrally located services and facilities to support city centre living.

Delivering these outcomes will require partnership working with the private and 3rd sectors with housing associations playing a key role.

Digital Inclusion, Data Sharing and Analytics

Housing services generate substantial data through repairs, allocations, energy efficiency programmes, and customer interactions. The use of digital systems and analytics should be embedded into the delivery of Housing Service to enable intelligence-led decision making, supporting early intervention, targeted support, and predictive modelling. This approach will enhance service efficiency and improve outcomes for residents by identifying trends, anticipating needs, and allocating resources more effectively.

Furthermore, whilst digital tools offer convenience and efficiency, the strategy must ensure that all residents — including those without reliable internet access or digital literacy — can participate fully. Therefore, Housing providers should commit under this strategy to digital inclusion which will ensure that consultations, housing applications, and tenancy management are accessible through alternative formats and support services. This will help ensure equity in access and prevent digital exclusion from becoming a barrier to housing security.



Priority 2: Placemaking and Communities

Summary - Key Actions and Performance Indicators

Objective:	To foster vibrant, inclusive, and sustainable communities in Dundee by integrating high-quality housing developments with comprehensive placemaking initiatives, ensuring that all residents benefit from well-designed, accessible, and connected neighbourhoods.
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To achieve this objective, a series of targeted key actions and performance indicators have been identified to guide and measure progress. These actions are designed to ensure that housing initiatives are not only of high quality but also responsive to the unique characteristics and needs of Dundee's diverse communities. By integrating thoughtful design, sustainability, connectivity, and ongoing community engagement, these measures aim to foster neighbourhoods where all residents can thrive. The following outlines the principal actions and indicators that will support the creation of vibrant, inclusive, and sustainable places for everyone.

Key Actions:

1. **Community Centred Design:** Prioritise housing developments that involve communities in the design and reflect the unique character and needs of each neighbourhood. This includes creating public spaces, parks, and amenities that encourage social interaction and community cohesion.
2. **Mixed-Use Developments:** Promote mixed-use developments that combine residential, commercial, and recreational spaces, enhancing the liveability and economic vitality of communities.
3. **Connectivity and Accessibility:** Ensure new housing projects are well-connected to public transportation, schools, healthcare facilities, and other essential services. This includes improving pedestrian and cycling infrastructure to promote active transportation.
4. **Sustainable and Green Spaces:** Integrate green spaces and sustainable design principles into housing developments to enhance environmental quality and residents' well-being. This includes using energy-efficient building materials and incorporating renewable energy sources.
5. **Cultural and Social Inclusion:** Develop housing strategies that promote cultural diversity and social inclusion, ensuring that all community members, including vulnerable and marginalised groups, have access to quality housing and community resources.
6. **Ongoing Community Engagement:** Establish mechanisms for ongoing community engagement and feedback to continuously improve housing developments and placemaking efforts. This includes regular consultations, surveys, and community workshops and links to local community planning.
7. **Safer Communities:** Strengthen multi-agency partnerships which focus on strategies that reduce crime and antisocial behaviour across our communities.

Performance Indicators:

1. Community Satisfaction: Percentage of residents expressing satisfaction with their neighbourhood in annual surveys.
2. Public Space Utilisation: Usage rates of parks, community centres, and public spaces.
3. Mixed-Use Development Ratio: Percentage of new housing developments that include mixed tenure.
4. Connectivity and Accessibility: Number of new housing units within a 20-minute walk of public transportation, schools, and healthcare facilities.
5. Green Space Availability: Square meters of green space per capita in new housing developments.
6. Green Space Availability: Number of local community plan actions related to green and open spaces which are completed during the life of this strategy.
7. Energy Efficiency: Percentage of new housing units built to energy-efficient standards.
8. Cultural and Social Inclusion: Number of community events and programs promoting cultural diversity and social inclusion.
9. Community Engagement: Number of community consultations, surveys, and workshops conducted annually.
10. Reduction in Anti-Social Behaviour: Number of reported incidents of anti-social behaviour.
11. Community Wealth Building: Measure community wealth building activity within local communities.



Priority 3: Homelessness

Objective:

To prevent and reduce homelessness in Dundee by ensuring access to safe, affordable, and sustainable housing solutions, while providing comprehensive support services to address the underlying causes of homelessness and promote long-term stability and well-being for all individuals and families.

Introduction

Homelessness is not inevitable and can often be prevented. The Scottish Government envisions that everyone should have a safe, warm, and affordable home that meets their needs.

National Context

Housing Scotland Act 1987

Scotland has enacted significant homelessness legislation and policy, including the Housing Scotland Act 1987 and its amendments, which aimed to prevent and support homeless individuals.

The Homelessness etc. (Scotland) Act 2003

The Homelessness etc. (Scotland) Act 2003 enhanced the rights of homeless people, requiring local authorities to provide permanent housing to unintentionally homeless households.

Ending Homelessness Together Action Plan

The Scottish Government's strategy is outlined in the Ending Homelessness Together Action Plan, focusing on prevention, rapid rehousing, and reducing the recurrence of homelessness. This plan was developed through collaboration with local authorities, third-sector partners, and individuals who have experienced homelessness.

Homelessness and Rough Sleeping Action Group (HARSAG)

Following recommendations from the Homelessness and Rough Sleeping Action Group (HARSAG), the plan aims to prevent homelessness, facilitate rapid rehousing, and ensure homelessness is infrequent, brief, and non-recurring. It emphasises prevention, person-centred approaches, and cross-sectoral collaboration across Scotland and represents a long-term commitment to improve homelessness services.

Strategic priorities and progress indicators are detailed in these documents, guided by equality and human rights and supported by 98 actions associated with five key drivers to end homelessness. The plan was updated in October 2020 with new actions added.

Key points:

- Focus on five key drivers: embedding a person-centred approach, preventing homelessness, coordinating planning and resources, responding quickly and effectively to homelessness, and prioritizing settled homes for all.
- Indicators are chosen for their relevance, validity, distinctiveness, practicality, clarity, credibility, and public interest, ensuring meaningful data collection to track progress.
- The monitor specifies indicators and data sources, including metrics on housing supply, poverty levels, and homelessness applications and assessments. It stresses collaboration among local authorities, health and social care partnerships, social landlords, and third-sector organisations.

The Housing (Scotland) Act 2014

The Housing (Scotland) Act 2014 introduced the housing options approach, emphasising early intervention and comprehensive support to prevent homelessness.

The Homeless Persons (Unsuitable Accommodation) Scotland Order

The Homeless Persons (Unsuitable Accommodation) Scotland Order mandates that local authorities ensure access to suitable accommodation for those experiencing homelessness, with criteria for suitability reported monthly to the Scottish Government.

The Homeless Persons (Suspension of Referrals between Local Authorities) (Scotland) Order

The Homeless Persons (Suspension of Referrals between Local Authorities) (Scotland) Order suspended local authorities' ability to refer homeless applicants based on local connection. This change aimed to make homelessness services more accessible and remove barriers preventing individuals from receiving necessary assistance, regardless of their local authority connection.

Housing Scotland Bill

At the point of writing, the proposals in the bill relating to homelessness will introduce an 'ask and act' duty on social landlords and bodies, such as health boards and the police, to ask about a person's housing situation and act to avoid them becoming homeless wherever possible.

It will also change the duty to assist people threatened with homelessness up to six months ahead and includes provisions for tenants experiencing domestic abuse.



Local Context

The current Homelessness position in Dundee at the end of 2024/2025 included:

Table 9

Category	Key Figures (2024/2025)
New homeless applications	1,639 (18% increase from the previous year)
Applicants assessed as homeless or threatened with homelessness	1377
Applicants with a full duty to rehouse	1259
Homeless applicants awaiting permanent accommodation (as of 31 March 2025)	776
Average duration of a homeless case	231 days
Permanent accommodation secured for applicants	1669
Households moved into temporary accommodation	954
Total households living in temporary accommodation during the year	1411
Increase in temporary accommodation capacity	-2%
Average length of stay in temporary accommodation	192 days
Households in temporary accommodation (as of 31 March 2024)	431
Households with dependent children in temporary accommodation (end of year)	95 households involving 225 children

Partnership Working

Dundee City Council collaborates regionally through the Tayside, Fife, and Central Housing Options Hub to ensure a joint approach to various housing activities aimed at preventing and alleviating homelessness.

The Hub has developed a regional action plan, incorporating the following actions to ensure alignment with the LHS:

- Develop, implement, and promote the National Housing Options Toolkit.
- Develop and share best practices around Rapid Rehousing Transition Plans (RRTPs).
- Support the Scottish Government in implementing the Ending Homelessness Together strategy.
- Develop and share best practices.

The Council meets regularly with colleagues from Fife, Perth, Angus, Stirling, Clackmannanshire, and Argyll and Bute as part of the Housing Options Hub. Work focuses on piloting ways to measure customer experience and enhance the Housing Options approach within each local area. The Hub is funded by the Scottish Government to assist in meeting national strategic priorities as outlined in the Housing Options Guidance 2016.

Homeless Strategic Partnership Group

Strategic oversight of homelessness functions within the city is provided by the Homeless Strategic Partnership Group. This group is co-chaired by Dundee City Council and the Dundee Health & Social Care Partnership. Membership includes NHS, Shelter Scotland, Dundee Survival Group, Transform Community Development, Salvation Army, Positive Steps and Dundee Women's Aid.

Rapid Rehousing Transition Plan (RRTP)

Dundee City Council launched a five-year Rapid Rehousing Transition Plan in 2019 following recommendations from the Homelessness and Rough Sleeping Action Group (HARSAG) accepted by Scottish Government Ministers.

HARSAG was established to advise Scottish Government Ministers on the actions needed to eliminate rough sleeping and improve the use of temporary accommodation in Scotland. The group's final recommendations, published in June 2018, proposed a comprehensive approach to addressing homelessness, emphasising rapid rehousing alongside Housing First, supported accommodation, and reducing reliance on temporary accommodation.



Rapid rehousing aims to quickly move homeless households into settled accommodation rather than prolonging their stay in temporary housing.

Where preventing homelessness is not possible, Rapid Rehousing entails:

- Securing a settled, mainstream housing outcome promptly.
- Minimising time spent in temporary accommodation with fewer transitions.
- Utilising mainstream furnished temporary accommodation within communities when necessary.

For individuals with multiple needs beyond housing:

- Housing First is prioritised for those with complex needs and facing multiple disadvantages.
- Highly specialised supported accommodation is considered if mainstream housing, including Housing First, is not suitable.

Although the objectives of the RRTP remain unchanged, timelines have been reviewed in light of economic challenges and humanitarian responses.

Throughout the life of the RRTP, there has been a concerted effort to increase lets to homeless households but also to balance the requirement that this does not become the only route to accessing social housing. This has resulted in approximately 57% of lets made from Dundee City Council being made to homeless households since 2019.

Projects relating to the prevention of homelessness, increasing quality of temporary accommodation, reducing time spent in temporary accommodation, increasing supply of permanent accommodation and providing support for homeless households have been funded throughout the plan.

A new strategy for homelessness prevention and sustainment should be developed, led by Dundee City Council in collaboration with Dundee Health & Social Care Partnership, strategic planning group partners and lived experience to reflect the national changes in respect of prevention and homelessness.

Temporary Accommodation

Dundee City Council is obligated to provide temporary accommodation to individuals who may be homeless. This includes using furnished and part-furnished properties, as well as accommodations provided by Registered Social Landlords and specialised supported temporary housing.

The demand for temporary accommodation has increased, primarily through additional furnished flats, but also utilising Bed and Breakfast and Hotel accommodations extensively since 2020.

To ensure an adequate supply of suitable temporary accommodation and avoid unsuitable options like B&Bs, a full review of supply and demand will be conducted as part of the strategy development. If more capacity is needed, additional temporary furnished flats will be created, allowing flexibility to convert them to permanent housing if required. Small-scale shared accommodation within 2-bedroom flats will also be used to maximise stock utilisation.

Housing First

Dundee City Council was a 'Pathfinder' authority for Housing First in Scotland, delivering over 100 tenancies in three years. Post-Pathfinder, the service was mainstreamed to continue supporting residents.

Dundee City Council commission a third sector partner to deliver community-based Housing First program in partnership with Dundee City Council and Dundee Health & Social Care Partnership, with Registered Social Landlords providing permanent tenancies. Dundee City Council and partners will continue to offer mainstream tenancies for this project.

For some households, mainstream or community-based Housing First may not be suitable. An assessment will develop housing solutions with appropriate support, potentially using reconfigured units currently serving as temporary accommodation.

Homelessness Prevention

Efforts focus on a prevention-based approach for those at high risk of homelessness, such as individuals discharging from hospitals, prisons, Local Authority care, individuals displaying antisocial behaviour, and victims of domestic abuse.

In partnership with DCC Advice Service, there are interventions in place to prevent homelessness as a result of eviction for rent arrears. This work focuses on both the private and social housing sectors. An income maximisation model is used to complement existing housing options approaches to prevent homelessness and ensure sustainable outcomes.

Sustainable Housing on Release for Everyone (SHORE Standards) aims to reduce repeat offending and homelessness among prison releasees, improving resettlement outcomes.



Implementing SHORE Standards ensures many released prisoners go directly into tenancies with appropriate support, using temporary accommodation as needed under the rapid rehousing model.

Collaboration with Scottish Prison Service, Health and Social Care Partnership, and Criminal Justice ensures standards are met, aiding successful community reintegration in sustainable tenancies. Proactive prevention efforts extend to:

- Prison discharge
- Hospital discharge
- Local Authority care discharge

Existing protocols aim to provide housing advice, prevent homelessness, and secure accommodation, relying on partnership and communication to maximise housing options for those at risk. Protocols will align with prevention duties.

Income Management and Financial Sustainability

A robust approach to income management is essential to sustaining housing delivery, including new build, maintenance, and retrofit programmes and preventing homelessness. The ability to recover rent efficiently and fairly underpins long-term viability and service quality. While affordability is well considered in the strategy there requires to be a clearer link between affordability, arrears prevention, and customer engagement which can strengthen the overall current approach. Digital tools and data analytics offer significant potential to support early-stage arrears intervention — identifying payment patterns, promoting self-service options, and connecting households in difficulty directly to welfare and money advice services before enforcement becomes necessary.

Joint working between Housing and the Rent Collection team is already enhancing the customer journey, encouraging engagement and helping to reduce current tenant arrears. This is particularly important in the context of rising arrears linked to the transition from Housing Benefit to Universal Credit, where average arrears for UC tenants (£416) are more than double those of HB recipients (£178).

Tackling former tenant arrears also requires a focus on tenancy sustainment and reducing property abandonment. By identifying and addressing abandonment risks earlier, services can reduce the incidence of former tenant debt and improve overall financial resilience.

Youth Housing Options and Prevention

Dundee is committed to preventing youth homelessness through a multifaceted approach that includes Youth Housing Options and conflict resolution strategies. By offering tailored housing solutions and mediation services, Dundee aims to address the immediate needs of young people at risk of homelessness in a safe and supportive manner.

Additionally, long-term early intervention initiatives, such as the HEY Dundee program, play a crucial role in raising awareness about housing and homelessness issues among school-aged children. These sessions educate young people on the importance of stable housing and equip them with the knowledge and resources to navigate potential challenges, fostering a proactive and informed community.

The Family Sustainment Project is a preventative, relationship-based service that tackles financial hardship and wider social issues to help families maintain tenancies and avoid homelessness. It exemplifies partnership working between Action for Children, Dundee City Council, and private landlords to deliver sustainable housing outcomes.

Community-Based Prevention

Community-Based Prevention in Dundee focuses on providing homelessness prevention and housing advice at strategic locations across the city. These services aim to identify homelessness risks early and offer increased prevention opportunities. By building community capacity, Dundee enhances upstream prevention efforts, leveraging the skills and knowledge of partnership agencies to maximise prevention opportunities. This approach ensures that individuals and families receive timely support and guidance, reducing the likelihood of homelessness and promoting long-term housing stability. Through collaboration and community engagement, Dundee is committed to creating a proactive and resilient support network that addresses the root causes of homelessness and fosters a safer, more inclusive community.

Reasons for Homelessness

Being asked to leave is currently the most common reason for homelessness in the city and accounts for almost 30% of applications (up from 23% of applications in 2017/2018).

Domestic abuse continues to be a significant reason for homelessness and has remained at relatively constant levels despite interventions such as our domestic abuse policy.

Dundee City Council has played a key role in Scotland's humanitarian response, supporting the resettlement and rehousing of individuals and families displaced by global crises. This work reflects our commitment to compassion and inclusion, ensuring that those seeking refuge are welcomed and supported to rebuild their lives in safe, secure homes. However, we acknowledge that these essential efforts have placed additional pressure on an already constrained housing system and has saw an increase in homeless presentations for this reason.

There has been a slight decrease in people applying from prison but numbers on remand are higher than in previous years so there is concern about future demand. A prison release pathway is in place to provide settled accommodation on release for prisoners who would otherwise be at risk of homelessness.



Applications from the Private Rented Sector made up 12% of applications in 2024/2025. This has reduced from 20% in 2017/2018. Levels of applications from this sector have been lower than expected, this can mainly be attributed to measures to prevent evictions through emergency legislation. There are concerns that this will rise back to pre-pandemic levels. A dedicated homelessness prevention officer works with those at risk of eviction alongside other projects like the whole family sustainment service commissioned through the RRTP.

Accommodation provided by Registered Social Landlords

Section 5 of the housing (Scotland) Act 2001 places a duty on Registered Social Landlords to provide accommodation for homeless persons. Dundee City Council has a Common Housing Register and allocation policy with Abertay, Caledonia and Hillcrest Housing Associations. There are established referral agreements in place with the remaining Registered Social Landlords in the City.

Private Sector Housing Options

Dundee Homefinders provides access to the private rented sector through a rent deposit guarantee scheme and rent in advance. This is a vital component of our Rapid Rehousing Transition Plan and maximises housing options available to homeless applicants as well as preventing homelessness by providing access to the PRS to households who may otherwise struggle to secure a private sector property. During 2024/2025, a total of 67 households were supported to secure a tenancy in the private rented sector through this initiative.

Care Leavers

Dundee City Council has an established protocol to rehouse care experienced young people who are at risk of homelessness. This partnership between the Housing Service and Children & Families Service is also supplemented with properties from Registered Social Landlords in the area. The importance of this protocol is recognised by all parties and will be reviewed to maximise the housing options available to care experienced young people and provide sustainable housing outcomes for this particularly vulnerable group.

Gendered Approach

Following research from University of Dundee and Dundee Women's Aid a temporary accommodation unit was repurposed to provide a gender specific service for homeless females. This accommodation provides 11 self-contained 1-bedroom flats along with gender specific support. A summerhouse has also been built to provide a therapeutic space for support services to engage with residents and this has now been mainstreamed within the service.

Outcomes

For applicants who were assessed as unintentionally homeless or threatened with homelessness and contact was maintained, 85% of households secured settled accommodation during 2024/2025. This compared favorably to the national average of 83%. The average case duration in 2024/2025 was 232 days.

Priority 3: Homelessness

Summary - Key Actions and Performance Indicators

Objective:	To prevent and reduce homelessness in Dundee by ensuring access to safe, affordable, and sustainable housing solutions, while providing comprehensive support services to address the underlying causes of homelessness and promote long-term stability and well-being for all individuals and families.
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To achieve this objective, a suite of targeted actions and robust performance indicators have been developed to drive progress and measure success. These key actions focus on expanding access to affordable housing, strengthening support services, fostering effective partnerships, enhancing early intervention and prevention measures, and promoting both community engagement and strategic collaboration. Performance will be tracked using indicators such as the proportion of households securing settled accommodation, average case duration, and the effectiveness of protocols supporting vulnerable groups, ensuring that interventions not only address immediate housing needs but also contribute to sustainable, long-term solutions for those experiencing or at risk of homelessness.

Key Actions:

1. Increase Affordable Housing Supply: Develop new affordable housing units and utilise vacant properties for housing.
2. Strengthen Support Services: Provide comprehensive case management and support services and offer employment and educational opportunities to improve economic stability.
3. Improve Coordination and Collaboration: Enhance partnerships between local government, 3rd sector, and private sector and coordinate efforts across different agencies to provide holistic support.
4. Enhance Prevention Measures: Implement early intervention programs to identify and support at-risk individuals.
5. Promote Community Engagement: Raise awareness about homelessness and its causes and encourage community involvement in support programs and initiatives.
6. Temporary and Supported Accommodation: Undertake a review in partnership with Dundee Health and Social Care Partnership that considers the demand for temporary and supported accommodation, the level of support needs and suitability of existing provision.
7. Rehousing Protocol: Create a protocol specifically for Armed Forces accommodation discharge assistance.



8. Strategy: Develop a new Sustainment, Prevention and Homeless Strategy that aligns with legislative changes due to come into force and is coproduced with key stakeholders and lived experience.
9. Registered Social Landlords: Maximise number of Registered Social Landlord lets to homeless applicants and develop prevention protocols

Performance Indicators:

1. Length of Time Homeless: Track the average duration individuals remain homeless before securing permanent housing.
2. Level of Homelessness: Measure the number of Homeless applications and the reasons for homelessness.
3. Returns to Homelessness: Measure the percentage of individuals who return to homelessness within 12 months of being housed.
4. Employment and Income Growth: Assess the employment rates and income growth for individuals who have previously been homeless and who participate in housing support programs.
5. Housing Placement Success: Evaluate the success rate of placing individuals in permanent housing and their sustainment in such housing.
6. Prevention and Housing Stability: Measure the effectiveness of prevention programs and the stability of housing placements.
7. Increase number of RSLs who are part of the common housing register.
8. Increase number of RSL lets to homeless applicants.



Priority 4: Promote Independent Living and Health through Housing and Communities

Objective:

To enhance the quality of life and well-being of Dundee residents by promoting independent living and health through the provision of safe, accessible, and supportive housing options. This objective aims to foster vibrant communities where individuals can thrive, with integrated services that address health, social, and economic needs, ensuring that all residents have the opportunity to live independently and healthily.

Introduction

Dundee's LHS is dedicated to enhancing the quality of life and well-being of its residents by promoting independent living and health through the provision of safe, accessible, and supportive housing options. This strategic objective aims to foster vibrant communities where individuals can thrive, supported by integrated services that address health, social, and economic needs.

This objective should focus on the key information and actions that are required to support people with particular needs considering the housing needs of people in minority groups.

Key areas within Dundee that should be considered include the development of accessible housing, the integration of health and housing services, the enhancement of support services, and the promotion of community engagement. By focusing on these areas, Dundee can ensure that all residents have the opportunity to live independently and healthily, contributing to a stronger, more inclusive community.

National Context

This section is relevant to the delivery of outcomes related to:

Housing to 2040

Housing to 2040 which details the Scottish Government's vision for housing in Scotland up to 2040 and provides a route map. The objective is to deliver access to safe, good quality homes that meet people's needs.

The National Health and Wellbeing Outcomes framework

The National Health and Wellbeing Outcomes framework outlines nine health and wellbeing outcomes applicable to integrated health and social care. Outcome 2 states, "People, including those with disabilities or long-term conditions, or who are frail, are able to live as far as reasonably practicable, independently and at home or in a homely setting in their community."

Equality Act 2010

The Equality Act 2010 establishes the legislative framework that protects individuals from discrimination, covering key areas such as protected characteristics (age, disability, gender reassignment, marriage and civil partnership, race, religion or belief, sex, sexual orientation).

Getting It Right for Every Child (GIRFEC)

Getting It Right for Every Child (GIRFEC) is Scotland's national approach to improving the wellbeing of children and young people. It aims to ensure that every child and young person receives the right support at the right time to help them reach their full potential

Wheelchair Accessible Housing (2019)

Guidance for setting LHS targets to support the provision of more Wheelchair Accessible Housing (2019) emphasises the need for a proportion of new housing to be designed to wheelchair accessible standards.

Provision of Equipment and Adaptations

Guidance on the Provision of Equipment and Adaptations outlines the responsibilities of NHS Scotland, local authorities, integration authorities, housing, and education partners.

Public Health Scotland's Healthy Housing for Scotland

Public Health Scotland's Healthy Housing for Scotland explains how housing can impact health and wellbeing and supports the implementation of Housing 2040.

Local Context

The LHS supports the priorities set out within the Dundee Health and Social Care Strategic and Commissioning Framework and Plan 2023, which outlines the vision and priorities for health and social care services in Dundee. The key points include:



1. The plan aims to improve health and wellbeing for everyone in Dundee, addressing inequalities and focusing on early intervention and prevention.
2. Emphasises accessibility, transparent information, personalisation, self-care, and empowerment.
3. Highlights concern about the cost of living, workforce capacity, and funding for public sector organisations.
4. Includes reducing health inequalities, enhancing self-care, improving access to services, collaborative planning, and workforce development.
5. Aims to invest in services that reduce health disparities and improve outcomes, particularly for those with substance abuse issues and mental health challenges.

The plan is designed to be a comprehensive framework, ensuring that health and social care services are effective, equitable, and responsive to the needs of the community.

Furthermore, DHSCP Smart Health and Care Strategy sets out how technology plays a key role in supporting independence and keeping people safe at home. The Plan sets out the priority areas to be addressed including helping people ensure their current homes meet their needs, enabling appropriate adaptations and encouraging the use of technology enabled care.

Dundee Health and Social Care Partnership

The Public Bodies (Joint Working) (Scotland) Act 2014 provided the framework for the establishment of Health and Social Care Partnerships across Scotland. Dundee Health and Social Care Partnership (DHSCP) was formed in April 2016. This partnership brought together parts of NHS Tayside and Dundee City Council to deliver integrated health and social care services to the people of Dundee.

Housing functions are delivered through the partnership include the provision of adaptations in council housing and private sector housing and 3rd sector commissioned Homeless services.

The Dundee Integration Joint Board has outlined its vision, commitment, and expectations for supported accommodation in the city through various strategic documents. One key document is the Housing Contribution Statement, which is part of their Strategic and Commissioning Plan. Once the LHS is finalised, the Housing Contribution statement will be revised and updated jointly between the IJB and DCC to reflect the vision and priorities within each of the documents and ensure aligned and co-ordinate work to deliver on shared outcomes.

1. Addressing disparities in health outcomes across different communities.
2. Focusing on proactive measures to prevent health issues before they arise.
3. Ensuring services are tailored to the needs of local communities and actively involving them in decision-making processes.
4. Developing and implementing effective support systems and care pathways to meet the diverse needs of individuals.

The Partnership aims to provide high-quality, sustainable homes that meet the needs of all citizens, ensuring they can live fulfilled lives in their chosen communities.

Children and Families Service

Dundee City Council Children and Families Service Plan 2023 – 2027 sets out the key policies that overarch the priorities which include the United Nations Convention on the Rights of the Child (UNCRC), the Independent Care Review, Excellence and Equity and the National Strategy for Community Justice.

Key statutory requirements which share a similar theme of us needing to provide support which gives all children, young people and families the best start in life and addresses inequalities in health, wellbeing, attainment and positive destinations. This includes:

- The Education (Scotland) Act 1980
- The Education (Additional Support for Learning) (Scotland) Act 2004
- The Social Work (Scotland) Act 1968, which outlines requirements relating to families in need of additional support
- The Children and Young People (Scotland) Act 2014, which introduced new requirements relating to care experienced children and young people and care leavers
- The Child Poverty (Scotland) Act 2017, which includes a focus on 6 priority groups
- The Equality Act (2010)
- The Education (Scotland) Act 2016, which places an emphasis on addressing inequalities. In addition to this legislation on children, young people and families.

The Community Justice element of the service is further shaped by justice specific legislation. This includes the:

- Management of Offenders (Scotland) Act 2005, which introduced Multi Agency Public Protection Arrangements (MAPPA) for people who commit certain types of offence(s).



- The Criminal Justice and Licensing (Scotland) Act 2010 also introduced Community Payback Orders as the key community sentence for people who have offended, including Supervision Requirements and Unpaid Work.
- The Community Justice (Scotland) Act 2016 also requires us to plan and decide with other statutory partners on how services are delivered to people in the criminal justice system.

Whilst the statutory requirements therefore each have a different focus and mean our early learning and childcare and schools do still need to provide universal services, they also compel us to direct resources at children and young people, parents/carers and other adults who are less likely to have their health and wellbeing needs met or achieved. It is also noteworthy that many people in the justice system are parents/carers. This means a key part of our role involves supporting and protecting people and that other legislation, such as in relation to Child Protection, Adult Support and Protection and Violence Against Women, shapes our approach. It means we need to provide suitably holistic and individualised support in the context of people's nursery, school, family and community.

Compliance with our statutory requirements is further shaped by a range of national policies and frameworks which also promote both universal and targeted support. This includes the all-encompassing United Nations Convention on the Rights of the Child (UNCRC), which outlines 54 Articles designed to ensure children, young people and families benefit from all their social, political, economic, educational and cultural entitlements and are kept safe from harm. This is complemented by Getting it Right for Every Child (GIRFEC), which includes a focus on Health, Education and Social Work professionals working in partnership as Named/Lead Person's for children and young people with additional support needs and coordinating Child's Plans.

Delivering Housing for People with Varying Needs

Living in good quality, safe, stable, and secure housing positively affects people's overall health and wellbeing. Poor quality accommodation, being at risk of homelessness, antisocial behaviour, high energy costs, and low incomes may negatively impact health and wellbeing. Dundee City Council and Dundee Health and Social Care Partnership recognise the importance of their relationship with residents.

The housing sector plays a critical role in supporting the Integration Joint Board (IJB) to achieve its goals for health and social care. This is reflected in the requirement (Section 53 of the Public Bodies (Joint Working) (Scotland) Act 2014) to produce a Housing Contribution Statement as part of the IJB's Strategic Commissioning Plan. This statement outlines how the local housing sector will collaborate with the IJB to help achieve its priorities and objectives.

In 2019, the Scottish Government issued guidance to all local authorities, requiring them to confirm LHS targets to support the delivery of more wheelchair-accessible accommodation across all tenures. The aim of the Council's Strategic Housing Investment Plan (SHIP) is to ensure that, where possible, 10% of all homes built are suitable for particular needs, such as those of wheelchair users. The Council and its partners are committed to increasing the supply of wheelchair-accessible affordable housing through the LHS with a 10% target set through the SHIP.

An all-tenure target has been set by the Council within Priority 1 of this strategy. As per the LHS Guidance, a target for new-build properties across all housing tenures has been established and will be reviewed annually within the LHS through the development of the LDP and NPF4. NPF4 supports the development of quality homes by private developers to meet people's needs, including the delivery of all tenure wheelchair targets.

The Council will investigate the ability to control and monitor any private target set through Policy 25: Housing Mix of the LDP 2019. Evidence from the Health and Social Care Partnership (HSCP) will also assist in setting a target that can support the delivery of new build wheelchair-accessible homes within the private sector. Targets will be set for all tenure wheelchair homes and will be monitored as part of the annual review, analysis of demand, and discussions with partners and developers.

The LHS provides an opportunity for the IJB and the Council to collaborate on producing a new Housing Contribution Statement that focuses on ambitions and priorities for health and social care as well as new priorities for housing. This statement acknowledges that the Council and other local housing organisations will continue to address significant challenges such as homelessness, fuel poverty, poor housing conditions, housing crises impacting health and wellbeing, and insufficient housing of the right type and location to meet everyone's needs, including wheelchair accessibility.

Dundee Integration Joint Board (IJB) has developed a plan for excellence in health and social care in Dundee, known as the Strategic Commissioning Framework (SCF). The changes described in the plan will be implemented from 2023 until 2033. The plan concerns the work of Dundee IJB, which plans and monitors community-based health, social work, and social care services for adults in Dundee. There are six strategic priorities in the SCF:



- Inequalities: Supporting where and when it is needed most.
- Self-Care: Helping people look after their wellbeing.
- Open Door: Improving access to services and supports.
- Planning Together: Planning services to meet local needs.
- Workforce: Valuing the workforce.
- Working Together: Supporting families collaboratively.

These six strategic priorities will help Dundee IJB achieve the nine Health and Wellbeing outcomes desired by the Scottish Government. Housing and health and social care services collaborate to meet the needs of people and communities through the services and supports they provide. Numerous individuals in Dundee have housing needs that affect their health and wellbeing, with major challenges including:

- Homelessness, fuel poverty, and poor housing conditions impacting particularly on those living in the poorest areas and people with protected characteristics.
- Housing crises affecting health and wellbeing due to factors such as relationship abuse, difficulties living independently because of poor mental health or physical health needs.
- Insufficient housing of the right type and location to meet everyone's needs, including health and social care requirements. This issue is prevalent across other regions in Scotland as well.

The most pertinent issues for Housing identified in the Dundee IJB Strategic Plan include and reflected within the actions and performance indicators within this strategy:

- Safe and timely discharge of hospital-admitted individuals back to their home or another community setting.
- Supporting individuals through a Home First approach to access necessary services and supports for living well and independently.
- Enabling older people to live well and independently in the community through coordinated prehabilitation and rehabilitation services and supports.
- Increasing capacity of the third and independent sectors to contribute to modern service delivery alongside public sector health and social care services.

- Improved coordination of housing options with available health and social care supports to help individuals stay successfully in their homes.
- Ensuring homes provide the best possible environment to support care and overall health and wellbeing.

Delivery of adapted housing will remain a priority within the SHIP and LHS. Demand for adapted/wheelchair housing has historically been high, with waiting lists reaching over 100 in 2020 and remaining around 80 in recent years. While there is demand for sheltered adapted properties, the supply exceeds demand for unadapted sheltered housing. It is proposed that new housing for older people will not be prioritised unless it meets wheelchair standards or is associated with extra care provision for frail elderly or other specific need groups. The annual target for social housing wheelchair accessible homes will be to develop a minimum of 25 homes per year.

Table 10

Common Housing Register Waiting List Demand for Wheelchair Housing April 2025		
	Mainstream	Sheltered
1 bedroom	21	18
2 bedrooms	31	3
3 bedrooms	7	0
4 bedrooms	4	21
Total	63	42



Delayed Discharge

Suitable housing availability is crucial in preventing delayed hospital discharge. This requires sufficient adapted housing through new builds, current stock, or housing adaptations. Success depends on well-planned discharges with close cooperation among health, social care, and housing professionals.

Although not an acute issue in Dundee, pressures arise for individuals with complex needs, especially frail elderly patients and younger adults.

To address delayed discharge and community needs, Health and Social Care professionals must provide ongoing assessments to housing professionals. Housing and Social Care will seek funding for house adaptations, including Scottish Government grants.

Recognising the importance of adequate adaptations, Housing and the Health and Social Care Partnership will review the delivery of Care and Repair Services in the city.

The Council operates a Common Housing Register (CHR) with some local housing associations and has good relationships with non-members. The Council will review CHR processes and adapt property matching to ensure efficient need fulfilment, including a review of the Housing Delayed Discharge Policy.

Older People

The number of older people living in Dundee is increasing. As people age, they may experience difficulties with day-to-day activities, mobility, or frailty that impact on their ability to live independently, and they may require alternative housing that meets their varying needs.

In the latest period available from 2021- 2023 (3-year aggregate), the average life expectancy in Dundee was 74.6 years of age for men, and 79.2 years of age for women. In Scotland the average life expectancy was 76.8 years of age for men and 80.8 years of age for women.

Healthy Life Expectancy is the average number of years that people spend in good health. The latest National Records of Scotland Healthy Life Expectancy Estimates are for the period 2021-2023.

In Dundee City in the period 2021-2023 it was estimated that healthy life expectancy at birth for males was 56.2 years and for females 56.3 years. At a Scottish level in 2021-2023 healthy life expectancy at birth for males was 59.6 years and for females was 60.0 years.

Scotland's Census (2022) reported that the percentage of the population living alone in Dundee was 41.3%, an increase of 0.9% from 2011, the largest increase was seen in those aged 50 plus. Whilst some people may require specialist accommodation with support, many can remain living independently in mainstream housing with appropriate support, aids or adaptations. Dundee's ageing population and lower healthy life expectancy compared to Scotland highlight the need for housing that supports independence and wellbeing. Rising single-person households among those aged 50+ further emphasise the importance of accessible and adaptable homes.

Therefore, to ensure housing provision meets the changing needs of Dundee's older population, enabling independent and safe living, Dundee City Council with partners should:

Assess Needs

Analyse demographic and health trends to forecast demand for accessible and specialist housing.

Audit Current Provision

Review stock of wheelchair-accessible and adaptable homes and uptake of aids and adaptations.

Engage Stakeholders

Consult older residents, carers, health and housing partners to understand needs and preferences.

Identify Gaps and Plan Ahead

Compare provision with projected demand and model future requirements, including retrofitting

Housing Association Stock:

Table 11

User Group	
Amenity	388
Mainstream	6800
Sheltered	653
Very Sheltered	125
Care	6
Total	7972

Source – Dundee City Council.



Living in housing with the right support can lead to better health, less loneliness, improved mental health, and reduced reliance on healthcare services. Sheltered and independent living may offer onsite support and warden call systems, while very sheltered and extra care housing can provide meals and personal care.

Care and Repair

Dundee Care and Repair is a service aimed at improving the quality of life for older people and individuals of any age with disabilities or chronic illnesses who live in unsatisfactory housing conditions. The service provides practical advice and assistance with necessary home improvements and repairs, allowing clients to remain comfortably and safely in their own home.

Key aspects of Dundee Care and Repair include:

- Advice and Support: Offering guidance on home repairs and improvements.
- Small Repairs Award: Providing financial assistance for minor repairs.
- Care and Repair Grant: Offering grants for more substantial home improvements.

Technology Enabled Care

Technology Enabled Care (TEC) includes telehealth and telecare services such as remote health monitoring, consultations, community alarms, warden call systems, and telecare devices that enhance safety and independence at home.

TEC is used in various settings like sheltered housing and support services for individuals with disabilities or complex care needs. Dundee Health and Social Care Partnership's Smart Health and Care Strategy aims to promote TEC use at home and in care settings to help manage health and ensure safety.

Gender Based Violence

Dundee City Council acknowledges the impact of domestic abuse on victims and their families. As a landlord, domestic abuse is deemed unacceptable and intolerable.

In our Housing Allocation Policy review, we increased Social Needs points for cases involving domestic abuse, racial abuse, and severe harassment (violence, fire raising, vandalism, and threats).

The Council is reviewing The Domestic Abuse policy from 2020 to align with anticipated legislation in 2025 and to address gender-based violence inclusively. In Dundee, domestic abuse often coexists with complex issues like substance use and mental health, along with sexual violence and exploitation. We aim to expand the policy to address these aspects and consider gendered approaches when developing Housing policy.

Key strategy issues include:

- Dundee has the highest reported rate of domestic abuse per capita in Scotland (183 per 10,000 population in 2023/24)
- Victim survivors need housing options advice and specialised support.
- Homeless application and assessment processes are traumatic; a trauma-informed approach is essential.
- Consistent policy and practice application among Council and partner staff is crucial.
- A coordinated approach with partner Housing Associations is required.

Community Safety and Justice

Community Safety and Justice aims to ensure that homes are in strong and safe communities. Community safety can mean different things to different people at various times in their lives and may vary considerably from one locality to another. An accepted definition states that community safety is about “protecting people’s rights to live in confidence and without fear for their own or other people’s safety” (COSLA). Therefore, community safety involves being able to feel safe at home, at work, walking down the street, or in other public places. It relates to individuals’ quality of life and encourages them to seek favourable opportunities to live their lives safely, without fear of crime and disorder.

The aim is to ensure that Dundee is a safer, fairer, and more inclusive city by preventing and reducing further offending by addressing its underlying causes and managing and supporting those who have committed offences to help them reintegrate into the community.

Significant levels of inequality directly affect the ability of many citizens to achieve positive outcomes. In addition, higher crime levels correlate to localities where deprivation is prevalent. The focus of activity undertaken by community safety and justice agencies will be on preventing crime from occurring rather than relying solely on enforcement action.



Table 12

Dundee City Council Antisocial Behaviour reports 2019 – 2024

	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
Total complaints	1,733	1,946	1,522	1,470	1,302	1,314
Youth complaints	103	60	98	111	178	212

Source DCC ASB Statistics

The priority outcomes for Community Safety and Justice Groups within Dundee are:

- Reduced levels of crime in Dundee
- Improved safety of local communities by reducing the risk to life, property, and the environment from fire
- Reduced levels of antisocial behaviour in Dundee
- Improved safety of local communities – environment
- Effective management of the risks associated with the CONTEST Prevent Strategy and its implementation at a local level
- Optimisation of diversion and intervention at the earliest opportunity
- Consistent availability of robust and high-quality community interventions and public protection arrangements across Dundee
- Accessibility of services to meet the needs of individuals accused or convicted of an offence
- Strengthened leadership, engagement, and partnership working of local and national community justice partners

Armed Forces Community

Housing is one of the major concerns for many people when leaving the Armed Forces. The Council is signed up to the Armed Forces Covenant to ensure that those personnel that choose Dundee to settle can receive the support they need in transitioning into civilian life. The Common Allocations Policy prioritises the housing needs of armed forces personnel leaving full-time regular service through our Allocation Policy and within this strategy commits to creating a protocol specifically for Armed Forces accommodation discharge assistance.

SHORE Standards

A vital part in preparing people in and leaving prison for successful reintegration into the community is ensuring that their housing needs are identified at the earliest opportunity. In order to improve pathways into secure housing for prison leavers, and to ensure we are operating in line with the Sustainable Housing ON Release for Everyone (SHORE) standards, the Council is part of a multi-agency partnership made up of Community Justice, Housing, Scottish Prison Service, and Third Sector partners including throughcare support providers

Drug and Alcohol Use

A significant proportion of the difference in life expectancy can be accounted for by deaths at a young age from drugs, alcohol, violence and suicide. Substance use disproportionately affects the most vulnerable and socio-economically deprived in Dundee's communities and is associated with other health and social problems, including poor mental health, crime, domestic violence and child neglect and abuse. Substance use is recognised both at a national and local level as a major public health and health equity issue.

National Records of Scotland

National Records of Scotland, drug deaths in Scotland 2024 publication reported that in relation to drug deaths Dundee has the second highest 5 year rolling age-standardised rate (per 100,000 population) which stood at 35.6 in the period 2020-2024. At a Scottish level the 5 year rolling age-standardised rate (per 100,000 population) stood at 22.5 in the period 2020-2024.

National Records of Scotland

National Records of Scotland alcohol specific deaths 2024 publication reported that Dundee has the fifth highest 5 year rolling age-standardised mortality rate which stood at 28.2 in the period 2020-2024. At a Scottish level the 5 year rolling age-standardised mortality rate stood at 21.9 in the period 2020-2024.

Minority Ethnic Groups

The majority of Dundee people (83.3%) identified their ethnic group or background as "White-Scottish/British" this reduced from 89.4% in 2011.

The percentage of people in Dundee with a minority ethnic background increased from 10.6% in 2011 to 16.6% in 2022, higher than the Scottish average of 12.9%. "Other White" is the largest 'Minority ethnic group' accounting for 6.5% of the population and increasing from 4.7% in 2011. This is followed by "Asian" which accounts for 5.9% of the population increasing from 4.0% in 2011, 1.4% as African, 1.3% of mixed ethnic group.

The proportion of people living in Dundee born outside of the UK was 12.9% in 2022, compared with 9.0% in 2011. Those born in Poland followed by Pakistan, India and Nigeria accounted for the largest numbers.



Priority 4: Promote Independent Living and Health through Housing and Communities

Summary - Key Actions and Performance Indicators

Objective:	To enhance the quality of life and well-being of Dundee residents by promoting independent living and health through the provision of safe, accessible, and supportive housing options. This objective aims to foster vibrant communities where individuals can thrive, with integrated services that address health, social, and economic needs, ensuring that all residents have the opportunity to live independently and healthily.
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To achieve this goal, a range of targeted actions has been developed, each designed to address the varied and evolving needs of Dundee's residents. These actions focus on ensuring that housing is not only accessible and supportive but also integrated with essential health and wellbeing services. By embedding these principles into practice, Dundee aims to empower individuals to live as independently as possible, with access to community networks and resources that enhance their quality of life.

Key Actions:

1. Develop Accessible Housing: Increase the availability of housing units designed for individuals with disabilities and older adults.
2. Standard: Ensure new housing developments meet accessibility standards and incorporate universal design principles.
3. Integrate Health and Housing Services: Establish partnerships between housing providers and health services to offer integrated support and care.
4. Health and Wellbeing: Implement on-site health and wellness programs in housing communities to support residents' physical and mental health.
5. Enhance Support Services: Provide tailored support assessments, to help residents maintain their independence.
6. Adaptations Policy: Review the Adaptations Policy to ensure resources and assistance for daily living activities, such as adaptations can support long term sustainment.
7. Promote Community Engagement: Foster a sense of community through social activities and events that encourage interaction and support among residents, reducing social isolation.
8. Provide Education and Training: Offer educational programs on independent living skills, financial management, and health maintenance.

9. Training: Provide training for housing staff on supporting residents with diverse needs.
10. Support Economic Stability: Provide financial advice services and assistance programs to help residents achieve economic stability.
11. Gendered Services: Review gendered services being delivered by the Housing Service and consider gendered pathways that support vulnerable groups.
12. Humanitarian: Support Refugees and other Humanitarian programs in the city to ensure people settle in the city in permanent housing and communities.
13. Review the Delayed Discharge Protocol to ensure appropriate housing solutions for residents in hospital.
14. Person Centred Support: Develop and Implement Personal Housing Plans (PHP) that allows for a clear assessment of housing need and supports including financial and health considerations.
15. Promote Community Safety: Deliver educational inputs across Dundee schools to prevent antisocial behaviour and raise awareness of community safety across vulnerable groups.
16. Dundee City Council, working with partners, will analyse demographic and health trends to assess future housing needs, audit the current stock of accessible and adaptable homes, engage with older residents and key stakeholders, and identify gaps to develop a forward plan that ensures housing provision supports independent and safe living for the city's ageing population.

Performance Indicators:

1. Accessibility of Housing: Percentage and number of new housing units developed to support households with varying needs.
2. Accessibility: Number of housing units modified to improve accessibility.
3. Health and Wellness Integration: Number of residents participating in on-site health and wellness programs.
4. Health: Improvement in health outcomes for residents (e.g., reduced hospital admissions and delayed discharge).
5. Support Service: Number of Council House residents receiving tailored support services.



6. Support Service: Satisfaction rates with support services provided.
7. Community Engagement: Participation rates in community activities and events.
8. Community Engagement: Resident feedback on community engagement initiatives.
9. Education and Training: Number of Dundee residents participating in community-based learning and training.
10. Economic Stability: Employment rates among residents.
11. Economic Stability: Income growth for residents participating in economic stability programs.
12. Equality Impact Assessments: Track the number of EQIA for Housing Policy that demonstrate positive impact in respect of gender.
13. Humanitarian: Measure the number of refugees and asylum seekers that seek to remain within the city and measure positive outcomes in respect of Housing solution and sustainment within 12 months.
14. Person Centred Support: Measure the number of Council PHP complete.
15. Education and awareness: Measure the number of community safety inputs delivered to schools and vulnerable groups across the city.

Priority 5: Housing Quality and Energy Efficiency

Objective:

To ensure all homes in Dundee are of high quality, energy-efficient, and contribute to the city's sustainability goals.

Introduction

The LHS highlights the importance of house condition in both social and private sectors.

Quality housing impacts the area's appearance, resident health, and wellbeing. It also influences health inequalities, education, and quality of life.

Ensuring that all homes in Dundee are of high quality, energy efficient, and aligned with the city's sustainability ambitions is a key strategic priority. This section outlines the national and local context shaping this objective, highlighting the policy drivers and commitments that underpin our approach. It sets the foundation for a series of targeted actions and performance indicators designed to improve housing standards, reduce carbon emissions, and support residents in living in warmer, healthier homes.

National Context

There are two minimum levels of housing quality that all social housing must meet:

- Scottish Housing Quality Standard (SHQS)
- Energy Efficiency Standard for Social Housing 2 (ESSH2)

The Scottish Housing Quality Standard

The Scottish Housing Quality Standard mandates that all social landlords achieve a stipulated level of housing quality, including energy efficiency. This standard is detailed in the Scottish Social Housing Charter and monitored by the Scottish Housing Regulator. The Scottish Government has issued Technical Guidance for social landlords, which includes annexes outlining the elements of the SHQS. Dwellings are assessed on 55 different elements which are broken into five broader criteria. Failure of one of these criteria results in an outright Scottish Housing Quality Standard fail; the criteria themselves can be failed in many cases on a single element. A full list of Scottish Housing Quality Standard criteria is available on the SHQS website. The Scottish Housing Regulator is responsible for monitoring the compliance of landlords in the social housing sector.



Energy Efficiency Standard for Social Housing

The Energy Efficiency Standard for Social Housing (ESSH) specifies the minimum energy efficiency ratings landlords must achieve across their housing stock. The first ESSH milestone required all social housing to attain a minimum energy efficiency rating of Energy Performance Certificate (EPC) Band C or D, categorized by house type and fuel, by December 2020. The second milestone stipulated that by December 2032, all social housing should meet or be capable of meeting EPC Band B or be as energy efficient as practically possible within the constraints of cost, technology, and necessary consent. Additionally, no social housing was to be re-let below EPC Band D starting from December 2025, subject to temporary specific exemptions. The second milestone is now on temporary hold, pending a review of ESSH2, and consultation on the Social Housing Net Zero Standard (SHNZS) which is intended to re-align the second ESSH milestone with the Scottish Government's net-zero targets.

The ESSH does not prescribe specific measures, as energy ratings depend on the accommodation and fuel type. It is incumbent upon individual social landlords to identify the most cost-effective measures for their properties and determine sustainable investment levels to ensure compliance with the standard. All ESSH milestones are currently on hold pending a review in accordance with Scottish Government Guidance which will be replaced by the SHNZS.

Scottish Housing Regulator

The Scottish Housing Regulator plays a central role in ensuring that social housing providers meet national standards for housing quality and energy efficiency. Through its Regulation Framework, the Regulator monitors compliance with the Scottish Housing Quality Standard (SHQS) and the Energy Efficiency Standard for Social Housing (ESSH), both of which underpin the delivery of safe, warm, and sustainable homes across Dundee. As part of this regulatory process, Dundee City Council submits an Annual Return on the Charter (ARC), which reports on performance against the outcomes and standards set out in the Scottish Social Housing Charter. This return, alongside the Annual Assurance Statement, provides a transparent and robust mechanism for demonstrating accountability and continuous improvement. It also enables tenants and elected members to scrutinise service delivery and ensures that housing services are aligned with national expectations and local priorities.

Housing Scotland Act 2001

The Housing Scotland Act 2001 established a statutory duty for the Scottish Government to eliminate fuel poverty, as far as reasonably practical, by 2016.

Fuel Poverty (Targets, Definition and Strategy) (Scotland) Act 2019

The Fuel Poverty (Targets, Definition and Strategy) (Scotland) Act 2019 introduced a new definition of fuel poverty: A household is considered to be in fuel poverty if more than 10% of its net income (after housing costs) is required to heat the home and pay for other fuel costs, leaving insufficient funds for a decent standard of living. If more than 20% of net income is needed, the household is defined as being in extreme fuel poverty. This aligns fuel poverty more closely with relative income poverty. The Act mandated the development of a comprehensive strategy to demonstrate how targets would be met.

The Scottish Government's Fuel Poverty Strategy outlines policies and proposals for the Scottish Government, local authorities, and third sector partners to assist in meeting the Act's targets, with actions aimed at addressing each of the four drivers of fuel poverty.

Climate Change (Emissions Reduction Target) Scotland Act 2019

The Climate Change (Emissions Reduction Target) Scotland Act 2019 sets a target for Scotland of net-zero emissions by 2045. Greenhouse Gas statistics indicate that buildings were the source of approximately 19% of emissions in Scotland in 2022, with direct fuel for home heating being a primary contributor.

Heat in Buildings Strategy

The Scottish Government's Heat in Buildings Strategy, published in 2021, builds on the policies and actions outlined in the Scottish Government's Climate Change Plan 2020. The strategy includes a vision for homes and buildings to be cleaner, easier to heat, and no longer contributing to climate change by 2045, through a pathway of reduced energy use and zero emissions heating.

National Planning Framework (NPF4)

Policy 2 under the NPF4 addresses climate mitigation and adaptation, with a policy intent to encourage, promote, and facilitate development that minimizes emissions and adapts to current and future impacts of climate change.

Heat Network (Scotland) Act 2021

The Heat Network (Scotland) Act 2021 sets requirements to identify and assess potential opportunity areas for district heating; and the Local Heat and Energy Efficiency Strategies (Scotland) Order 2022 mandates councils to prepare and publish a Local Heat and Energy Efficiency Strategy and Delivery Plan. Efforts are underway to develop this at a local level.



Building (Scotland) Amendment Regulations 2023

The Building (Scotland) Amendment Regulations 2023 introduced the New Build Heat Standard. The Standard applies to building warrants granted from 01 April 2024 and mandates new build homes and certain conversions to utilise clean heating systems, such as district heating and heat pumps, rather than fossil fuel heating, like gas and oil boilers.

Draft Energy Efficiency (Domestic Private Rented Property) (Scotland) Regulations 2020

The draft Energy Efficiency (Domestic Private Rented Property) (Scotland) Regulations 2020 aims to improve the energy efficiency of domestic private rented properties in Scotland and proposes the introduction of a minimum energy performance certificate level in the private rented sector.

More recently, the Scottish Government Heat in Buildings Bill and Social Housing Net Zero Standard have been postponed but commit to incorporating a minimum fabric efficiency rating to be achieved by 2033 and the requirement for zero direct emissions from heating by 2045.

The Scottish National Adaptation Plan (2024-29)

The Scottish National Adaptation Plan (2024-29) includes an objective for New and Existing Buildings, including designing new buildings to withstand future climate conditions and taking opportunities for adaptation during maintenance or retrofit of existing buildings.

Further emerging changes will be pertinent to the decarbonisation of heat for homes, including the planned update of Scotland's Climate Change Plan, the development of sectoral Just Transition Plans, and modifications to standards and building regulations.

Local Context

Social Housing Stock in Dundee

In Dundee, social housing is primarily provided by Dundee City Council and Registered Social Landlords. Social housing refers to accommodations managed by public bodies or non-profit organisations that aim to be affordable and accessible for individuals with low incomes or those facing challenges in securing private sector housing.

Applications for social housing are assessed based on housing need, with applicants assessed or awarded points according to specific criteria such as overcrowding or medical conditions. These criteria are typically outlined in the allocation policy of the respective landlord.

Dundee City Council Housing Stock Profile

Dundee City Councils Housing Asset Strategy recognises the considerable progress that has been made regenerating areas such as Whitfield, Hilltown, Lochee and Mill O' Mains by developing new highly energy efficient homes fit for the 21st century with our partners and demolishing low demand, poor quality stock.

The Council recognises the serious and accelerating environmental, social, and economic challenges posed by climate change. It declared a climate emergency and published a climate action plan in 2019 with the target of reaching net zero greenhouse gas emissions by 2045.

Efficient management of housing assets is already contributing to the council's net zero ambitions by refurbishing and insulating social housing stock and our future plans are highlighted in the Energy Efficiency and Net Zero Strategy 2023 - 2027.

We have continued to modernise our own council houses by installing fuel efficient gas central heating, new windows and doors, district heating systems along with new kitchens and bathrooms to meet the Scottish Housing Quality Standard (SHQS) and insulate over 6000 properties across the city including 2500 Dundee City Council homes with external wall insulation (EWI) to meet energy efficient standards in social housing and reduce fuel poverty.

The Local Government (Scotland) Act 2003 places a duty on Local Authorities to demonstrate 'Best Value' in delivering their services and in managing any assets they hold. Effective management of the Council's assets is essential and has a positive impact on the services provided. The aim of the Housing service Asset Management Strategy is to ensure the assets are managed efficiently, provide safe and secure accommodation for tenants and service users, complies with regulatory requirements and support current and future service needs.



Asset management of the Council's Housing is fundamental to delivering the best Housing Service to existing tenants and citizens within Dundee who require social rented housing including dealing with homelessness in the city. The Asset Management Strategy is informed by the Council Plan, Neighbourhood Services - Service Plan, LHS and SHIP (Strategic Housing Investment Plan).

The main benefits of a Corporate and Housing Asset Management Plan are that it:

- Aligns asset plans with organisational objectives.
- Ensures overall efficient and effective use of assets.
- Provides a platform for structured forward planning and a basis for future decision making.
- Gives an explicit description of the direction that the council wishes to take with its assets.
- Brings clarity to the way assets are managed in the council.
- Identifies future levels of funding required to provide services.

Stock Condition

Dundee City Council stock consists of 74% of flats and maisonettes, 26% of the stock consists of houses. 8% of the stock comprises multi storey flats. There are 74 very sheltered properties, 278 amenity properties and 1,644 sheltered properties. Of the sheltered units 59 are adapted for wheelchair users with a further 204 adapted properties in non-sheltered stock.

Table 13

Housing Asset Stock Information

Property Types		Gas		Electric		Total
Flat		7829		248		8077
Four-in-a-Block		1144		9		1153
House (not Detached)		3236		57		3293
Detached House		36		0		36
Total		12245		314		12559
Year Built	House	Four-in-a-Block	High Rise	Tenement	Other Flat/Maisonette	Total
Pre 1919	4	0	0	4	3	11
1919-1944	271	1080	0	2008	166	3525
1945-1964	1996	0	336	3235	104	5671
1965-1982	869	61	668	1210	349	3157
Post 1982	153	4	0	29	9	195
Total	3293	1145	1004	6486	631	12559

Source DCC Housing Asset Management Strategy 2023 - 2027

Registered Social Landlord Stock Profile

Registered Social Landlords, also known as housing associations, make up almost 39% of the stock of social housing in Dundee.

Housing Association Stock Profile

Table 14

House Type		House Size	
Flat	5188	Bed-sit	381
Bungalow	307	1 bedroom	2524
House	2477	2 bedroom	3036
		3 bedroom	1741
		4 bedroom	257
		5 bedroom	32
		6 bedroom	1
Totals	7972		7972



The largest Registered Social Landlord providers operating in Dundee are Hillcrest with 2790 units and Abertay with 1849 units. Altogether there are 7972 units managed by Housing Associations. Caledonia Housing Association, Bield and Blackwood provide a range of specialist housing for older people and people with a disability.

Table 15

Housing Association	Housing Stock
Angus	715
Abertay	1849
Bield	443
Blackwood	128
Caledonia	748
Home	374
Hillcrest	2790
Sanctuary	925
Total	7972

In general, Registered Social Landlords stock tends to be newer and more modern in design compared to Dundee City Council's stock.

Housing Finance

All social housing providers, including Dundee City Council and the Registered Social Landlords must ensure their finances are maintained in a healthy order to provide services such as repairs and maintenance, improvements and new build.

In response to the growing demand for affordable housing and the limitations of traditional funding streams, Dundee City Council should and is actively exploring innovative financing models to support future housing delivery and investment. This includes engaging with pension funds and institutional investors as potential partners in long-term housing investment, recognising their capacity to provide stable capital for socially beneficial infrastructure. This approach aims to enhance affordability, resilience, and choice within the housing system, and reflect emerging best practice across Scotland. By diversifying both funding and tenure options, Dundee seeks to build a more inclusive and sustainable housing future.

Registered Social Landlords are funded through a combination of public and private sources. The primary source of income comes from rents and service charges paid by their tenants. They can also receive grants and financial assistance from the Scottish Government to support the construction and maintenance of social housing. They can also raise funds from private finance, including loans from banks and financial institutions.

This is monitored by the Scottish Housing Regulator who carry out an analysis of loan portfolios as part of the annual assurance returns.

Housing Revenue Account

Dundee City Council has not historically developed a 30 Year Business Plan (BP). The BP should set out the strategy for delivering housing services for the 30-year period. Dundee City Council should commission a 30 Year Business Plan following the first year of its Building Condition Surveys (BCS) which will be fundamental to the success of improving the council's housing stock. The business plan will set a broad context for financial planning and investment decisions. The business plan must ensure that the council's housing stock related priorities and programmes are supported and delivered whilst demonstrating sound financial management within existing budgets and through the use of prudential borrowing where necessary.

Fuel Poverty, Energy Efficiency and Climate Change

The Scottish House Condition Survey 2023 shows:

- In 2023, 34% of households were in fuel poverty, up from 31% in 2022.
- Extreme fuel poverty affected 19.4% of households in 2023, up from 18.5% in 2022.
- The median fuel poverty gap was £1,250 in 2023, up from £1,240 in 2022.
- Fuel poverty rates are higher in the social sector (61%) compared to the private sector (25%).
- Owner occupiers had lower rates of fuel poverty: 15% with a mortgage and 25% owning outright.

Dundee had a 31% fuel poverty rate in 2017- 2019, likely underestimated due to the cost-of-living crisis and rising fuel prices.

It is widely recognised there are four main drivers behind fuel poverty.

- cost of fuel
- income
- energy efficiency of the home
- understanding of how to use fuel efficiently.

Income levels and the cost of fuel play a key role in fuel poverty. Efforts to alleviate fuel poverty include providing energy advice and income maximisation. Dundee's in-house team (DEEAP) offers services to Council tenants and some Housing Associations. Private residents can access Home Energy Scotland (HES), which provides energy efficiency advice and directs householders to grant/loan schemes.



In 2024-25 Welfare Rights, DEEAP and Connect dealt with 8,433 customer calls to the advice line looking for help with benefits, debt and energy advice.

Dundee's high fuel poverty levels are being addressed by targeting insulation schemes to those most affected, followed by energy advice from DEEAP and HES. While the Council can't control incomes or fuel costs, it offers assistance through DEEAP and HES.

Energy Efficiency

In December 2023, Dundee City Council's Neighbourhood Services published the Housing & Construction Energy Efficiency & Net Zero Strategy 2023-27, which, along with the Housing Asset Management Strategy 2023-27, outlines Dundee City Council's plans to enhance energy efficiency, reduce fuel poverty, and decarbonise heat.

Measures undertaken by Neighbourhood Services to improve energy efficiency, alleviate fuel poverty, and address climate change primarily focus on council-owned properties. Presently, there are insufficient resources within the Council to implement thermal improvements at a strategic level within the private sector. However, individual private residents can access support through Home Energy Scotland (HES), a national agency established for this purpose.

The Council's guiding principle for its own housing stock is "Fabric First." The housing stock is generally divided into two categories: solid-wall/non-traditional stock and cavity-wall stock. An External Wall Insulation programme commenced in 2013/14, resulting in most of the solid wall/non-traditional stock being externally insulated. Upon completion of this programme, efforts will shift towards enhancing the thermal efficiency of cavity-wall stock. Insulating external walls—whether solid or cavity—addresses the primary source of heat loss from properties, thereby reducing fuel bills (and tackling fuel poverty) while lowering emissions, thus contributing to climate change targets.

One strategic initiative that includes private residents is the Energy Efficiency Scotland, Area Based Schemes (EES: ABS). This Scottish Government programme, initiated in 2013/14, provides funding to local authorities for improving private properties in areas with significant fuel poverty indicators. Dundee City Council uses the Scottish Index of Multiple Deprivation (SIMD) rankings as a proxy for identifying areas likely to experience high levels of fuel poverty. As many of these areas coincide with council estates, funding is directed towards owners of former council homes within these locations. Given that much of this stock consists of flats in tenements and four-in-a-block buildings, the Council can finance work for its tenants within these blocks and integrate it with funding available for private owners and renters, thereby fully insulating mixed tenure blocks. This approach has led to the insulation of over 5,500 properties.

As noted, 86.4% of the Council's housing stock now meets the Energy Efficiency Standard for Social Housing (EESH).

Regulatory reporting on EESSH2 has been suspended pending the introduction of a new replacement energy standard—the Social Housing Net Zero Standard (SHNZS)—in 2025. Additionally, the Scottish Government is currently analysing responses to a consultation for the Heat in Buildings Standard, a new proposed standard for non-domestic and private sector domestic properties covering both energy efficiency and heating.

Climate Change and Net Zero

Buildings—including homes and workplaces—are the third-largest source of greenhouse gas emissions in Scotland, primarily due to the use of direct emissions heating systems, such as gas and oil boilers. Over 80% of Dundee residents currently use gas heating, which is more cost-effective compared to electric heating.

The adoption of air source heat pumps and ground-source heat pumps, particularly those with shared ground arrays, represents a potential solution. These systems, although initially more expensive to install, can achieve the Coefficient of Performance (CoP) necessary to be cost-competitive with gas. However, the introduction of alternative heating technologies to Council-owned properties requires thorough research and confidence in projected running costs prior to implementation.

The Scottish Government also encourages the consideration of district heating (DH) systems, especially large-scale DH systems that utilise renewable heat from various sources such as waste plants, servers, or geothermal sources. Currently, Dundee City Council operates four DH schemes serving 10 high-rise blocks and over 200 low-rise flats. These schemes are currently gas-fired, but as the boilers reach the end of their useful life, the Council will explore replacing them with renewable heat sources.

Through careful and appropriate implementation of clean heat and power sources, it is possible to significantly reduce or eliminate emissions. Any technological introduction must be meticulously planned, consulted upon, and ensure no adverse impact on the building or its residents.

Climate change and biodiversity decline are interconnected challenges. Dundee City's Biodiversity Resource encompasses 6,300 hectares, with 41% designated as greenspace—the highest percentage of publicly accessible greenspace of any Scottish city. Including private gardens increases this figure to 62% (State of Scotland's Greenspace report, 2018). These green areas possess substantial biodiversity value and greatly contribute to the city's character. The value and multiple benefits provided by these areas—such as mental and physical health benefits, ecosystem services, education, and community enhancement—are widely recognised. Dundee City Council is committed to maintaining these valuable areas to support biodiversity and benefit residents and visitors alike.



Housing development's interaction with nature and its implications for climate change adaptation and resilience are acknowledged as historic threats to biodiversity in Dundee's Biodiversity Action Plan 2020-2030. Nationally, the NPF4 states, "To respond to the global biodiversity crisis, nature recovery must be at the heart of future places. We will secure positive effects for biodiversity, create and strengthen nature networks, and invest in nature-based solutions to benefit natural capital and contribute to net zero. We will use our land wisely, including through a renewed focus on reusing vacant and derelict land to help limit the new land that we build on." Additionally, Scotland's Land Use Strategy aims to make efficient use of land by managing competing activities sustainably.

The LHS must balance local housing needs and demand with priorities for reducing fuel poverty and creating energy-efficient homes with low or no carbon heat, as outlined in Dundee's LHEES, while ensuring a positive enhancement for biodiversity and overall sustainability.

Reinforced Autoclaved Aerated Concrete

Reinforced Autoclaved Aerated Concrete (RAAC) is a lightweight construction material that was used in the construction of some public buildings like schools and hospitals and some housing between the 1950s and 1990s. It was used mostly in flat roofing, but also in some pitched roofs, floors and walls. This construction method produced quicker results, was easier to install, and cheaper than standard concrete. Despite its name, it is very different to traditional concrete although it looks similar. It is aerated, or 'bubbly', and it has now been found to be less durable than traditional concrete.

Concerns raised nationally around the safety of Reinforced Autoclaved Aerated Concrete resulted in analysis being carried out by Dundee City Council throughout 2023. Following a thorough review of the Housing stock, it has been confirmed that RAAC is present (suspected in wholly owned properties) in a total of 81 blocks of flats and 292 cottages across Dundee. Inspections are being carried out in line with the IStructE Guidance.

The City Council is working with the tenants and owners affected to review remediation solutions in the affected council and mixed tenure properties with a council interest.

In response to the identification of Reinforced Autoclaved Aerated Concrete (RAAC), Dundee City Council has initiated a pilot RAAC remediation programme. This pilot aims to establish effective and safe strategies to address the risks associated with RAAC in the city's housing stock, prioritising the well-being of residents and the structural integrity of affected buildings.

The remediation pilot begins with detailed structural assessments carried out by engineers to confirm the presence and condition of RAAC components. Following the assessments, remediation options have been developed for each property type, taking into account factors such as occupancy, the scale of RAAC presence, and the building's architectural characteristics. These options include:

- Targeted strengthening and reinforcement of RAAC elements using approved materials;
- Additional structural supports to enhance load-bearing capacity.

The outcomes of the pilots will inform a wider city plan going forward in addition to collaboration with external experts, government agencies, and contractors which will ensure that the approaches tested are robust and align with best practice guidance at the national level.

High Rise Buildings

Dundee City Council manages 11 multi-storey developments (MSDs), which form a significant part of the city's social housing stock. These buildings are home to many residents and require a tailored approach to ensure safety, quality, and long-term sustainability. In recent years, the Council has undertaken a comprehensive programme of improvements across these high-rise blocks, with a particular focus on fire safety, structural integrity, and resident wellbeing.

Following the Grenfell Tower tragedy and subsequent inquiry, Dundee City Council reviewed its fire safety protocols in line with updated Scottish Government guidance and the Scottish Housing Regulator's expectations. Fire Risk Assessments have been completed for each MSD, including detailed evaluations of fixed systems such as dry risers, firefighter's lifts, emergency override controls, and premises information boxes to support the Scottish Fire and Rescue Service (SFRS) during emergencies.

The Council has responded proactively to SFRS inspections, addressing issues raised.

Repairs and upgrades are tracked and monitored through internal systems, with ongoing collaboration between Housing Asset Services and external contractors.

Looking ahead, Dundee City Council is committed to further enhancing the safety and quality of its high-rise housing. Planned actions include:

Continued investment in fire safety infrastructure and compliance with the Fire (Scotland) Act 2005 and Fire Safety (Scotland) Regulations 2006.

Strengthening resident engagement and education around fire prevention.

Exploring retrofit opportunities to improve energy efficiency and reduce carbon emissions in line with national targets.



Reviewing the long-term viability of each MSD as part of the Strategic Housing Investment Plan (SHIP) and Local Development Plan (LDP).

These efforts reflect the Council's strategic commitment to maintaining safe, high-quality homes for all residents, while ensuring that Dundee's high-rise housing stock remains fit for purpose in the years ahead

Dampness, Mould and Condensation

Nationally there are concerns regarding the prevalence of dampness, mould, and condensation in social and private housing. The Scottish climate, characterised by high humidity and frequent rainfall, exacerbates these issues, leading to adverse health effects for residents, particularly those in poorly insulated homes. Vulnerable groups, including children, older people, and individuals with respiratory conditions, are disproportionately affected by these environmental hazards.

Dundee City Council approved the Housing Asset Management Strategy 2023 – 2028 and the Housing Energy Efficiency and Net Zero Strategy 2023 – 2027 in December 2023. These strategies outline the Housing Service plan, in collaboration with key stakeholders, regarding asset management, investment, and retrofitting of social housing stock. The strategies prioritise a fabric-first approach, focusing on energy transition to net zero, addressing the climate emergency, and reducing fuel poverty for tenants.

The strategies build upon the progress achieved to date which includes investment of over £59m to deliver energy efficiency improvements including the External Wall Insulation programme to over 6500 council and privately owned homes in the city. This is in addition to other capital investments including our window replacement programme, heating replacement programme and roof replacement amongst other initiatives. It sets out a long-term plan to retrofit our stock, taking a fabric first approach whilst also decarbonising heat and improving energy efficiency.

Dundee City Council stock covers 29 different nonstandard house types that require different solutions to tackle the root cause of dampness, mould and condensation.

Dundee City Council will procure 100% Stock Condition Surveys over the next 2 years which will allow for an accurate position to be baselined on the HRA stock which will then influence future spend both revenue and capital.

Dundee City Council has been proactive in addressing dampness, mould and condensation challenges by establishing a dedicated Mould, Damp, and Condensation Task and Finish Group. This task and finish group has been

instrumental in identifying and mitigating the root causes of these problems through regular inspections and implementing remedial measures.

Efforts are being intensified to enhance the capacity of a taskforce, with a focus on increasing the number of inspectors qualified to treat condensation, dampness, and mould. Additionally, a review of the specialist treatments available through engagement with Contractors including fogging is underway to ensure that the most effective solutions are being utilised.

Investment in energy efficiency measures is crucial in combating these conditions, with poorly insulated homes being particularly susceptible to dampness and mould. The rent increase in 2025/26 has enabled record levels of capital funding for retrofit projects, window replacements, and heating system upgrades. Furthermore, approximately £1 million of revenue funding (in addition to the Repairs budget) is allocated within this financial year specifically to address condensation, dampness, and mould issues, including specialist timber treatments. However, in line with other social landlords, Dundee City Council faces similar challenges to maintain its stock whilst keeping rent levels affordable.

Effective communication with tenants is also a priority, with updated leaflets providing advice on preventing and dealing with these problems. Working with the Dundee Fairness Leadership Panel has suggested creating a 'Dundee Standard' for tenant advice, and discussions are scheduled to develop shared guidelines across social housing landlords in Dundee.

An amendment to the Housing (Scotland) Bill was lodged in the Scottish Parliament on March 18, 2025, mirroring 'Awaab's Law' in English legislation. This amendment will broaden ministers' powers to impose timeframes on social landlords to investigate disrepair and start repairs through regulation, following engagement with the sector. Further information will be provided as it becomes available.

The Scottish Housing Regulator requires statistics on condensation, dampness, and mould to be collated from April 2025 and reported in the Annual Return on the Charter from April 2026.



In response to these pressing concerns, several strategic objectives have been established to effectively address the issues of dampness, mould, and condensation in Dundee. These objectives aim to bolster inspection and treatment capabilities, ensure the use of the most effective specialist treatments, and enhance the overall efficiency and responsiveness of the dedicated Mould, Damp, and Condensation Taskforce.

Private Sector

National Context – Private Sector House Condition

The LHS for Dundee includes private sector house conditions, with a detailed analysis of trends nationally and locally under this section.

Scottish Government’s Private Rented Sector Strategy

The Scottish Government’s Private Rented Sector Strategy aims to improve property conditions and address the needs of tenants and committed landlords.

Draft ‘New Deal for Tenants Strategy

The draft ‘New Deal for Tenants’ strategy aims to implement new cross-tenure housing standards. It notes that private sector property conditions are lower than other sectors. Housing to 2040 seeks a partnership between the Government and homeowners, emphasising warm, comfortable, and safe homes for everyone in Scotland without exemptions or sub-standard homes.

Local Context

The private sector represents a significant proportion of Dundee City’s housing stock.

The table below shows the housing tenure breakdown for Dundee compared with the Scottish average (2024):

Table 16

Category	Dundee (%)	Scotland (%)
Owner Occupied	58	62
Private Rent	22	15
Vacant Private Dwellings or Second Homes	5	3

The housing tenure data above comparing Dundee and Scotland comes from the Scottish Government’s Housing Statistics publications.

These statistics are compiled using:

- Housing Statistics Annual Returns from local authorities
- Scottish Household Survey data
- Stock figures from the Scottish Housing Regulator

The figures provide an annual estimate of the number and proportion of dwellings in different tenures across Scotland and its local authorities and shows that Dundee has a higher % of private rent and empty homes in comparison to the Scottish average.

Social housing providers must comply with strict standards like the Scottish Housing Quality Standard and Energy Efficiency Standard for Social Housing. In contrast, private sector property standards are less stringent, allowing homeowners more freedom regarding their property's condition and energy efficiency. This has led to disparities between properties in the social and private sectors. However, private sector properties still need to meet certain standards such as:

Table 17

Act/Regulation	Details
Tolerable Standard – Housing (Scotland) Act 1987 (as amended)	Minimum standard for human habitation: structurally stable, free from damp, adequate lighting, ventilation, heating, thermal insulation, wholesome water supply, sink with hot/cold water, toilet, bath/shower, washbasin with hot/cold water, effective drainage, safe electrical supply, cooking facilities, safe access. Local authorities must act if a property fails to meet this standard.
Repairing Standard – Housing (Scotland) Act 2006 (as amended)	Applies to private landlords: property must be wind and watertight, structure and exterior in reasonable repair, installations for water, gas, electricity, heating, and sanitation in working order, furnishings and appliances safe, smoke and carbon monoxide detectors, from 2024 includes safe kitchens, fixed heating systems, safe access to common parts.
Private Landlord Registration (Information) (Scotland) Regulations 2019	Landlords must register with the local authority before letting property, provide accurate and up-to-date information about themselves and their properties, declare compliance with legal obligations, including the Repairing Standard and safety regulations. Failure to register or provide false information can result in penalties or bans.
Tenements (Scotland) Act 2004	Governs shared ownership and maintenance of tenement buildings: rules for maintenance responsibilities among owners, Tenement Management Scheme for decision-making when no other agreement exists, covers common parts like roofs, stairs, and external walls, encourages cooperation among owners to maintain the building's condition.
Energy Efficiency (Domestic Private Rented Property) (Scotland) Regulations 2020	Aim to improve energy efficiency in private rented homes: properties must meet a minimum EPC rating (Energy Performance Certificate), from October 2022 new tenancies must have an EPC of E or above, from 2025 all rented properties must meet E, and D by 2028. Landlords must upgrade insulation, heating systems, or other features to comply.



Housing (Scotland) Act 2006, Part 5	Licensing of Houses in Multiple Occupation. Under the Housing (Scotland) Act 2006, all Houses in Multiple Occupation (HMOs) must be licensed by the local authority, as operating without a licence is a criminal offence. An HMO is defined as accommodation occupied by three or more people from more than two families who share facilities such as toilets, washing or cooking areas, with certain exemptions such as care homes and armed forces accommodation. Licensing conditions ensure compliance with health and safety standards, the Repairing Standard, and adequate space requirements, alongside a Fit and Proper Person test for landlords. Licences typically last three years, with fees set by local authorities, and enforcement powers allow councils to refuse or revoke licences for non-compliance. The Act also requires landlords to provide tenancy agreements and safety certificates, with penalties for breaches. These provisions aim to protect tenants' welfare, maintain property standards, and ensure robust governance in shared housing arrangements.
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While regulations have increased focus on housing conditions, property owners in the private sector are responsible for meeting these standards and making necessary repairs. Local authorities lack the resources to inspect all properties.

Dundee City Council's Private Sector Services Team addresses complaints about property conditions and mediates between landlords and tenants to resolve disputes. Tenants who believe their landlord is failing to meet required standards can apply to the First-tier Tribunal, which may review their case and compel the landlord to make repairs.

The Private Sector Services Team collaborates with Landlord Accreditation Scotland and Under One Roof to provide training for landlords on managing rental properties and handling repairs. There are close ties between this team and the council's Homelessness team to help tenants at risk due to landlord negligence, ensuring landlords are aware of their property standards.

The Private Sector Services Team also support owners with:

- Scheme of Assistance delivery
- Landlord Registration
- Licensing of Houses in Multiple Occupation
- Licensing of Short Term Let properties
- Empty Homes

Landlords registering with Dundee City Council must comply with safety requirements such as appliance testing Energy Performance Certificates (EPC),

gas certificates, and fire alarms, along with common repair duties and property insurance as per the 2019 regulations. More details are available on the council website to ensure rented properties meet adequate standards.

Local authorities rely on complaints from tenants or the public to identify disrepair in privately owned properties, which have lower threshold standards than the Scottish Housing Quality Standard.

The Scottish Government has considered defining housing standards for the private sector, including a Common Housing Quality Standard across all sectors.

A key action in the 'New Deal for Tenants' draft strategy is establishing a regulator for the private sector to enforce standards and delivering new cross-tenure housing standards by 2025. A forum discussed a Common Housing Quality Standard, and a Chartered Institute of Housing survey showed support for this standard. The "New Deal for Tenants" Draft Strategy Consultation Paper indicates support for higher property condition standards in the private sector. However, the timeline and support for homeowners and landlords are unclear. Dundee City Council will monitor legislative and regulatory developments related to private sector property standards.

Scottish House Condition Survey

The current primary source of evidence for the state of private sector house condition is found in the Scottish House Condition Survey. The Scottish House Condition Survey is the largest single housing research project in Scotland and runs from January to December each year, with key findings typically published two years later. The survey shows the proportion of properties that are in each of the various states of disrepair. The latest survey data available is for the year 2022, however this only provides data on disrepair on a national level rather than local authority level.

Housing (Scotland) Act 2006 - Enforcement Work Notices

Dundee City Council, under the Housing (Scotland) Act 2006, can issue work notices to owners of private properties that are sub-standard, unsafe, or part of a Housing Renewal Area. Owners must repair the property or improve safety within a specified time. If not done, the council may complete the work and recover costs from the owners.

Defective and Dangerous Buildings

Dundee City Council can act under the Building (Scotland) Act 2003 if buildings are in disrepair or pose a danger. Actions include:

- Communicating required work to the owner
- Serving a notice with a deadline for the work
- Ordering evictions
- Demolishing immediately dangerous buildings

The cost of remedial action is recovered from the owners. These powers help ensure private properties are safe and well-maintained.



Priority 5: Housing Quality and Energy Efficiency

Summary - Key Actions and Performance Indicators

Objective:

To ensure all homes in Dundee are of high quality, energy-efficient, and contribute to the city's sustainability goals.

To achieve this objective, a range of targeted actions and robust performance indicators have been developed to monitor progress and drive continuous improvement. These measures focus on both the physical condition and energy performance of Dundee's housing stock, emphasising comprehensive surveys, upgrades, and sustainable development. The following key actions outline the strategic approach, while performance will be assessed through metrics such as condition survey completion rates, the number of homes upgraded to modern standards, reductions in carbon emissions, and the uptake of energy-efficient technologies. This integrated framework ensures that efforts remain aligned with the city's broader ambitions for quality, safety, and environmental responsibility in housing.

Key Actions:

1. Improve Housing Standards: Carry out 100% Building Condition Surveys (BCS) for Dundee City Council Housing Stock.
2. Improve Housing Standards: Upgrade existing housing stock to meet modern standards of quality and safety, ensuring all homes are fit for purpose.
3. Energy Efficiency: Implement measures to enhance the energy efficiency of homes, reducing carbon emissions and tackling fuel poverty.
4. Sustainable Development: Promote the construction of new homes that are environmentally sustainable and energy-efficient, aligning with Dundee's net-zero targets.
5. Investment in Upgrades: Secure funding and resources to support the retrofitting of homes with energy-efficient technologies, such as insulation, efficient heating systems, and renewable energy sources.
6. Partnerships: Collaborate across local authorities, housing associations, and private sector partners to drive improvements in housing quality and energy efficiency.
7. Community Engagement: Involve residents in the planning and implementation of housing improvements, ensuring their needs and preferences are met.
8. Finance: Commission 30 Year HRA (HRA) Business Plan for Dundee City Council Housing Service

9. Private Sector: Continue to monitor developments in relation to proposals from the Scottish Government for a private sector/cross-tenure housing standards.
10. Private Sector: The council's Private Sector Services team will continue to provide education and support to both landlords and tenants to ensure the best outcomes for stakeholders in the private sector.

Performance Indicators:

1. Improve Housing Standards:

- Level of Building Condition Surveys complete.
- Percentage of existing housing stock upgraded to meet modern standards including Scottish Housing Quality Standards (SHQS) and Social Housing Net Zero Standards (SHNZS)
- Number of homes receiving safety improvements and checks (e.g. fire alarms, Electrical Safety Inspections, Gas Safety Inspections, Secure Entry Doors etc).
- Resident satisfaction scores regarding housing quality.

2. Energy Efficiency:

- Number of social homes retrofitted with energy-efficient technologies.
- Decrease in carbon emissions from residential properties.
- Percentage reduction in fuel poverty rates.

3. Sustainable Development:

- Number of new homes built to environmentally sustainable standards.
- Percentage of new social housing constructions incorporating renewable energy sources.
- Compliance rate with Dundee's net-zero targets for new developments.



4. Investment in Upgrades:

- Total funding secured for housing retrofits.
- Number of homes receiving insulation, efficient heating systems, and renewable energy installations.
- Percentage of allocated funds utilised for energy-efficient upgrades.

5. Partnerships:

- Number of collaborative projects with local authorities, housing associations, and private sector partners.
- Amount of joint funding secured for housing quality and energy efficiency improvements.
- Frequency and effectiveness of partnership meetings and initiatives.

6. Community Engagement:

- Number of residents involved in planning and implementation processes.
- Number of community meetings and consultations held.

7. Finance

- Report the 30 Year HRA Business Plan to Committee.



Priority 6: Private Rented Sector

Objective:

Support a well-regulated private rented sector and collaborate with private landlords to improve standards within the sector.

Introduction

The LHS outlines the role of private rented sector housing in Dundee City and details the support provided by Dundee City Council to ensure optimal outcomes for all stakeholders within the sector.

The private rented sector plays a crucial role in Scotland's housing system, especially during the current housing emergency declared by the Scottish Government, where 28% of Scottish households have some form of housing need. It is imperative that both tenants and landlords receive support during the ongoing 'cost of living crisis' and beyond.

Landlords are encountering challenges such as increased mortgage rates, rising costs of repairs and maintenance, and legislative and regulatory measures aimed at further protecting tenant rights. Additionally, emergency measures due to COVID-19 and the cost-of-living crisis have imposed restrictions on landlords' ability to increase rent and carry out evictions.

Dundee City Council should attempt to ensure that landlords have access to necessary support to remain in the sector and that action is taken where homes do not meet required standards. This will help increase the supply of quality homes for those seeking access to the private rented sector.

Tenants have also faced difficulties during the previous LHS period, including increased demand for rental properties amidst decreasing stock levels. These factors, coupled with the challenges landlords face, have led to higher monthly rental costs for tenants, affecting sector accessibility. Tenants who secure rental accommodation may also experience issues related to disrepair and poor energy efficiency, which are further explored.

Dundee City Council assists tenants and landlords in resolving disputes and maintaining tenancies where appropriate, providing necessary information regarding their respective rights and responsibilities.

Ensuring that all parties operating within this sector receive appropriate support is a fundamental component of Dundee City Council's vision for this LHS.

National Context

Private Rented Sector Strategy

The Scottish Government's vision and strategic aims for the private rented sector are outlined in "A Place to Stay, A Place to Call Home: A Strategy for the Private Rented Sector in Scotland" ('the Private Rented Sector strategy'). This strategy was published in 2013. The vision of the Private Rented Sector Strategy is: "A private rented sector that provides good quality homes and high management standards, inspires consumer confidence and encourages growth through attracting increased investment." This is supported by three strategic aims:

- To improve the quality of property management, condition, and service.
- To deliver for tenants and landlords, meeting the needs of the people living in the sector; consumers seeking accommodation; and landlords committed to continuous improvement.
- To enable growth, investment and help increase overall housing supply.

Housing to 2040 Strategy

The private rented sector in Scotland has undergone various changes since the Private Rented Sector Strategy was published in 2013. The 'Housing to 2040' strategy, which was published in 2021, stated that the Scottish Government would take action to ensure that the private rented sector offers affordable, good quality and accessible housing options to those who choose to live in it.

New Deal for Tenants Strategy

One of the actions that the Scottish Government is taking is to develop a new private rented sector strategy, known as the 'New Deal for Tenants' strategy. This strategy is currently in draft form and undergoing extensive consultation with stakeholders in the sector, including tenants, landlords and investors. According to the consultation paper, the Scottish Government aims to deliver the following:

- enhanced rights for tenants
- new requirements for data collection on rents in the private sector
- new cross-tenure housing standards
- a new Private Rented Sector Regulator
- legislation to underpin a new effective system of national rent controls



The timeline for delivering these aims was originally 2025, however the final version of the strategy has not yet been published so it remains uncertain whether this will be met.

It is evident that the Scottish Government acknowledges the need for improvement in the private rented sector and is taking steps to address this.

Proposed Human Rights Bill for Scotland

The Scottish Government also carried out a consultation in late 2023 regarding a proposed Human Rights Bill for Scotland, which includes implementing a legal right to adequate housing. The consultation did not provide details regarding the practicalities of implementing such a right for local authorities, tenants, and landlords. The Bill serves as an indicator of the Scottish Government's commitment to improve standards of housing in all sectors, which will subsequently impact the private rented sector.

Housing (Scotland) Bill

In March 2024, the Scottish Government introduced the Housing (Scotland) Bill to the Scottish Parliament. The Bill contains seven parts which will make changes to several important areas of existing housing law in Scotland, including homelessness prevention, rent controls and the rights of tenants in all sectors. The Bill introduces significant changes for stakeholders in the private rented sector, aiming to deliver meaningful reforms that improve outcomes for tenants. At the same time, it seeks to safeguard landlords' rights and ensure they retain security over their properties. The scope of the Bill is ambitious, and it will likely take several years for the proposed changes to take effect. If introduced, the following measures will likely have an impact on the private rented sector in Dundee and include:

- Rent control areas
- Increased rights for tenants, including the right to keep pets and make alterations to the rental property
- Duties to consider eviction delays and damages for unlawful evictions
- Changes to how joint tenancies can be ended.

Local Context

Private landlords are required to apply for registration with their local authority under the Antisocial Behaviour etc. (Scotland) Act 2004. Dundee City Council investigates reports of all unregistered landlords and will take enforcement action against landlords who are continuing to operate without registering to help ensure that rental properties on the market provide safe and secure homes to those who need them. Landlords operating without a valid registration will be issued a rent penalty notice which suspends them from collecting rental income. Action is also taken against landlords where a registration has expired and not renewed in the form of a

late application fee, followed by a rent penalty notice if the property continues to be rented out without a valid registration.

Dundee has a significant number of private rented properties, managed by a combination of owners and appointed agents.

Table 18

Date	Registered Landlord	Registered Properties
Jan-20	10,135	15,268
Jan-21	9,582	15,555
Jan-22	9,300	15,479
Jan-23	9,223	15,393
Jan-24	9,161	15,675
Jan-25	9,280	16,176

Source: DCC PSSU Data

There was a reduction in number of landlords from 2020 to 2021 most likely due to Covid and the Rent Cap, smaller landlords (and perhaps Joint Owners) coming out of sector.

However, the number of rental properties increased in the same period which suggests that existing larger landlord's/ companies purchased these properties, increasing their portfolio size.

It has also been suggested that political and legislative uncertainty in the sector has contributed to landlords leaving the sector or reducing their portfolios, such as the Housing (Scotland) Bill presenting the possibility of further rent controls.

Houses In Multiple Occupation

An HMO (house in multiple occupation) is accommodation for three or more unrelated people sharing a kitchen and/or bathroom. Landlords must obtain an HMO licence from the local authority, as per the Housing (Scotland) Act 2006. Dundee City Council investigates complaints about unlicensed HMOs. Licences are valid for up to three years and need renewal before expiry for continued operation.



As a University City, Dundee also has around 1,700 Houses in Multiple Occupation. Improving housing quality within the private sector is essential for the well-being of private sector tenants.

Number of HMO licensed properties in Dundee per year:

Table 19

2025	2024	2023	2022	2021
1,710	1,704	1,712	1,769	1,746

Source: DCC PSSU Data

The majority of HMO licensed properties in Dundee (estimated at 95%+) are occupied by students therefore the demand for HMO's is very much dependant on university enrolments.

According to a 2022 study commissioned by the Scottish Government "Research on Purpose-Built Student Accommodation (PBSA) and Student Housing in Scotland" Published as Research Findings No. 19/2022.

- The decline in HMO availability is largely due to landlord retreat from the private rented sector, driven by regulatory changes, financial pressures, and political uncertainty.
- PBSA is market-driven and expanding, but it is not replacing HMOs at scale, especially for lower-income students.

In Dundee we have not yet seen a decline in HMO properties in the last 5 years. The number of HMO's had steadily risen since the introduction of licensing in 2000 however we know that newly built student accommodation is more likely to be smaller self-contained units therefore will not require HMO licences.

Property Size

Dundee continues to offer more affordable rental options compared to the Scottish national average across all property sizes, according to CityLets data.

Average Monthly Rent – Q1 2025 (CityLets)

Table 20

Property Size	Dundee (£)	Scotland (£)	% Difference
1-bed	589	851	-31%
2-bed	819	1,107	-26%
3-bed	1059	1,469	-28%

Source: CityLets

From the Scotland's Census 2022 Demography Report:

- Dundee has an ageing population, with increases in people aged 65 and over, many of whom are living alone.
- The 16–25 age group also represents a significant proportion of the population, often associated with student or young people.

This age distribution reinforces the need for affordable, smaller-sized rental properties—particularly 1-bed and 2-bed units.

Given the demographic trends, the high availability and affordability of 1-bed and 2-bed properties in Dundee's PRS aligns well with the dominant household types—single adults, young people, and older individuals living alone.

However, the limited demand for larger properties (3-bed and 4-bed) may explain why these remain significantly cheaper than the Scottish average.

Rent Levels

Private rent prices rose to an average of £864 in quarter1 of 2025, an annual decrease of 4.4%. The five year change has seen an increase of 44% and a 59% increase over ten years

A notable issue is building conditions, particularly with common repairs in and around the tenement stock. The process of addressing common repairs is complicated by mixed ownership within buildings and a lack of factoring.

The Local Housing Allowance across Dundee (£571) averages at 30% less than market rents (£744), resulting in 6 out of 10 households being unable to afford private rent when applying a 25% income-to-rent ratio, and 5 out of 10 households being unable to afford private rent when applying a 30% income-to-rent ratio.

Private Sector Services Team

Within Dundee City Council, the Private Sector Services Team provides advice, information, and, in certain circumstances, financial assistance to private tenants, landlords, and owners to improve living accommodation standards. The team also collaborates with the Community Occupational Therapy unit in processing mandatory and discretionary grant applications for disabled adaptations to properties.



Other specific functions include:

- Inspecting properties, reporting on their condition, and liaising between landlords and tenants to work towards achieving the required standards.
- Managing the Houses in Multiple Occupation application processes and conducting inspections for compliance with relevant legal requirements and standards.
- Providing advice and information, and subject to funding, processing applications for discretionary grant assistance for improvements on lead water supplies, common repairs, door entry systems, common stair lighting, etc.
- Managing the Landlord Accreditation Scheme, which provides information and advice to landlords and works towards ensuring that Registered Landlords operate and maintain properties to a high standard.
- Working in conjunction with Housing regarding the Scottish Government's Homes for Ukraine Scheme.
- Establishing and operating the Scottish Government's Short-Term Let Scheme for Dundee City.
- Managing the City Council's Empty Homes Initiative.

Standard

Housing Below the Tolerable Standard (BTS) is usually identified through inspections and visits to properties for other purposes, including Private Rented Sector (PRS) Enforcement work, contact, and Housing Applications (Housing Option Services), as well as information from outside agencies.

Table 21

Year	BTS Claims rec'd from Lettings
2022	66
2023	102
2024	120

Source: DCC PSSU Data

Table above shows the number of BTS Claims PSSU received from the Lettings Centre over the last 3 years.

There are various powers available, including referral to the First Tier Tribunal (Housing and Property Chamber) for private rented properties, and mandatory and discretionary improvement and repair grant assistance targeting BTS and serious disrepair.

The Section 72 Statement outlines Dundee City Council's Scheme of Assistance and provides advice, information, and assistance, including financial help available to homeowners to enable and encourage them to maintain and improve their homes.

The powers and support mechanisms described are valuable tools for addressing housing quality issues in Dundee. However, there are limitations and challenges associated with their implementation and effectiveness:

1. Tribunal processes are complex and underused due to low public awareness and enforcement of rulings can be slow or ineffective.
2. Grant funding may be insufficient or limited by eligibility criteria and shared ownership complicates cost-sharing for repairs.
3. Housing Stock Issues include older properties requiring costly repairs and landlords may resist investing in improvements.

The vision is to improve the quality of private sector property to ensure well-maintained, safe, and secure housing.

Dundee Care and Repair is an important service for people living in private sector housing. The aim of Dundee Care & Repair (DC&R) is to improve the quality of life for older people and individuals of any age with disabilities or chronic illnesses who are living in unsatisfactory housing conditions. This is achieved through practical advice and assistance with necessary improvements and repairs, enabling clients to remain comfortably and safely in their homes. Dundee Care & Repair is part of the Council's Scheme of Assistance for Private Sector Housing.



Rent Pressure Zones

The Private Housing (Tenancies) (Scotland) Act 2016 introduced Rent Pressure Zones (RPZ), allowing local authorities to request rent caps in their areas. These requests, supported by evidence showing rising rents, tenant problems, and pressure on housing provisions, are made to Scottish Ministers.

Currently, Scotland has no RPZs, and no local authorities have applied for them. Dundee City Council has no plans for RPZs due to the substantial evidence required, which isn't available in any published datasets.

Rent Restrictions and Rent Control Areas

The Cost of Living (Tenant Protection) (Scotland) Act 2022 temporarily capped rent increases for existing tenants, addressing rising living costs.

The Housing (Scotland) Bill brings in new rent control measures, including rent assessments by local authorities.

Scottish Ministers will designate rent control areas, limiting rent increases for new and existing tenancies. This would replace Rent Pressure Zones, which have not effectively impacted Scotland's private rented sector.

Dundee City Council is monitoring the Housing (Scotland) Bill and considering the benefits and challenges of these measures. They will work with the Scottish Government during the consultation process to ensure all aspects are evaluated.

Dundee City Council Homefinders

Dundee Homefinder Service is a key initiative led by Dundee City Council to support individuals and families in accessing quality, affordable housing within the private rented sector.

It plays a central role in the city's Rapid Rehousing Transition Plan by offering practical solutions such as a Rent Deposit Guarantee Scheme and Rent in Advance Scheme.

These tools are designed to help those at risk of homelessness or struggling to secure tenancies due to financial barriers.

The service works closely with local landlords and letting agents to source suitable properties and has been instrumental in rehousing vulnerable groups, including care leavers and Ukrainian families under the Humanitarian Protection Scheme.

In 2024/25 alone, the service helped 67 households secure private tenancies, demonstrating its impact in expanding housing options and preventing homelessness

Empty Homes

Empty homes are a wasted resource and can negatively impact communities. While many homes are temporarily empty due to sale or renovation, some remain vacant long-term without efforts to return them to use. Homes are considered long-term empty after six months.

Addressing empty homes benefits both local communities and the Council. Although not a complete solution for housing supply issues, they play a role in increasing housing availability and community regeneration. In Dundee, 1.87% of private sector housing is long-term empty, totalling 973 homes.

The Strategic Empty Homes Framework analyses the extent and nature of empty homes in Dundee, considering their effect on neighbourhoods and residents. An evidence base details the number, types, and context of empty homes, including tenure estimates, unmet housing needs, homelessness, the private rented sector, and housing quality.

This analysis informs decisions on partnerships, investments, and innovative strategies to address empty homes. The table below highlights the ineffective housing stock in the city, showing the number of homes not in permanent use.

Table 22

Ineffective Housing Stock	Dundee City Council
Total Dwellings	75,839
Long-term Empty Dwellings	1,067
Dwellings with Unoccupied Exemptions	1,671

Source: Dundee City Council 2024



The table above shows that empty homes, both 'long-term empty dwellings and dwellings with unoccupied exemptions, account for 3.6% of all dwellings in Dundee City Council

The table below shows how levels of long-term empty and unoccupied dwellings within Dundee City Council compare with levels in Scotland as a whole.

Table 23

Geography	% of dwellings long term empty (all)	% of dwellings long term empty (12 months+)	% of dwellings unoccupied exempt	% of Scottish Housing Stock	% of Scottish vacant housing stock
Dundee City Council	1.4% (1,067)	0.6% (485)	2.2% (1,671)	2.81%	2.31%
Scotland	1.7% (46,217)	1.05% (28,280)	1.75% * (47,293)		

Source: Dundee City Council 2024

*Total number of dwellings in Dundee 75,839. The total number of dwellings in Scotland is 2,701,104.

Mid-Market Rent

Mid-market rent is aimed at assisting people on low and modest incomes to access affordable rented accommodation and helps those who have difficulty accessing social rented housing, buying their own home, or renting privately on the open market.

It is important however that prospective tenants are assessed on their ability to afford and sustain a tenancy, not just on their ability to meet specific income levels, and that they are not discriminated against as a result of the source of that income (for example, through a work or state pension or social security contributions).

Local authorities are responsible for setting mid-market rent thresholds together with the relevant grant provider (i.e., Scottish Government More Homes Division, North & East Area). It is for the Local Authority to set these using evidence from the LHS.

Within the development of this LHS, evidence that has been considered is a comparison of MMR thresholds in neighbouring authorities together with income data for Dundee and private renting costs.

Calculation for lower threshold

The current level of Dundee Local Housing Allowance as at 2025:

- 2 bedroom - £566.12 (4 Weekly)
- 3 bedroom - £731.84 (4 Weekly)

The table below displays a calculation for a lower threshold assuming the salary required for rent is set at 80% of LHA and 30% of gross earnings.

2 bedrooms	£14,724
3 bedrooms	£18,840

Calculation for upper threshold

The table below displays a calculation for an upper threshold assuming the salary required for rent is set at 80% of LHA and 30% of gross earnings.

Weekly Pay	Annual Pay
£673	£34,000

Private Rented average rents in Dundee have been sourced from Citylets:

Bedroom Type	Price
1 Bedroom	£589
2 Bedroom	£819
3 Bedroom	£1059

Salary levels required to achieve average private rents, assuming maximum of 30% of gross salary spent on housing costs and average private rents in Dundee are displayed in the table below:

	Average market rent	Minimum salary required
1 bedroom	£589	£23,560
2 bedrooms	£819	£32,760
3 bedrooms	£1059	£42,360



Other LA's MMR Levels:

Table 28

	1 - 2 bedroom lower	1 – 2 bedrooms upper	3 – 4 bed lower	3 - 4 bed upper
Angus	£20,000	£40,000	£20,000	£40,000
Perth	£17,000	£36,000	£17,000	£40,000
Fife	£17,000	£36,000	£17,000	£40,000
Dundee (current)		£28,000		£36,000

For the period of this LHS it is agreed that the thresholds associated with Mid-Market Rented properties within Dundee therefore range between:

Table 29

	1 - 2 bedroom lower	1 – 2 bedrooms upper	3 – 4 bed lower	3 - 4 bed upper
Dundee	£20,000	£38,000	£20,000	£42,000

The upper level of £42,000 is relatively higher compared with surrounding authorities, but this allows for inflation over the term of the strategy considering rising rents within the City.

Priority 6: Private Rented Sector

Summary - Key Actions and Performance Indicators

Objective: Support a well-regulated private rented sector and collaborate with private landlords to improve standards within the sector.

To achieve this objective, a series of targeted actions will be implemented, focusing on both regulatory improvements and collaborative efforts with stakeholders in the sector. The effectiveness of these initiatives will be closely monitored through specific performance indicators, such as the number of enforcement actions taken against non-compliant landlords each quarter and the percentage of rental properties meeting housing standards following inspections. These measures aim to enhance the quality, fairness, and security of the private rented sector for both landlords and tenants.

Key Actions:

1. Enhance Regulatory Framework: Strengthen enforcement of existing housing standards and regulations to ensure compliance by landlords.
2. Improve Property Conditions: Collaborate with landlords to provide a high-quality standard of housing within the private rented sector and encourage more landlords to undertake landlord accreditation as run by Dundee Landlord Accreditation.
3. Support Tenants' Rights: Support the education tenants about their rights and responsibilities through workshops and informational campaigns engaging with the third sector.
4. Support Tenants' Rights: Engage with the third sector to consider a model that provides tenant support to assist with disputes, legal advice, and housing issues.
5. Promote Fair Rent Practices: Encourage transparent rental agreements that clearly outline terms and conditions.
6. Homelessness: Utilise the private rented sector to provide housing solutions for those at risk of homelessness.



Performance Indicators:

1. Enhance Regulatory Framework: Number of enforcement actions taken against non-compliant landlords per quarter.
2. Enhance Regulatory Framework: Percentage of rental properties meeting housing standards after inspections.
3. Improve Property Conditions: Percentage of identified issues resolved within a specified timeframe.
4. Support Tenants' Rights (Education): Number of workshops and informational campaigns conducted annually.
5. Support Tenants' Rights (Education): Percentage of tenants reporting increased awareness of their rights and responsibilities.
6. Promote Fair Rent Practices (Monitoring): Average rent levels in the private rented sector.
7. Promote Fair Rent Practices (Transparency): Number of tenant complaints related to unclear rental terms.
8. Address Homelessness: Number of housing solutions provided to individuals at risk of homelessness.
9. Address Homelessness: Percentage of tenants maintaining stable housing for at least 12 months.
10. Enhance Data Collection: Completion of external review of the Private Rented Sector within the specified timeframe.

Conclusion

The Dundee LHS (LHS) for the period 2025-2030 outlines a comprehensive plan to enhance the city's housing landscape, addressing various critical areas to improve the quality of life for all residents. This strategy is built upon a foundation of collaboration, inclusivity, and sustainability, ensuring that the housing needs of the community are met while also contributing to broader social and environmental goals.

In conclusion, the Dundee LHS for 2025-2030 sets a clear and ambitious path forward, addressing the critical housing needs of the community while also contributing to broader social and environmental objectives. By focusing on collaboration, inclusivity, and sustainability, the strategy aims to create a vibrant, resilient, and equitable housing landscape for all residents.

To translate the vision and overarching goals of the Dundee LHS into meaningful outcomes, a detailed action plan has been developed. This plan draws a direct line from the key priorities identified in the strategy to clear strategic objectives and corresponding actions. By outlining targeted initiatives under each priority area, the action plan ensures that efforts are focused, measurable, and aligned with the evolving needs of Dundee's communities. Through this structured approach, the strategy establishes a practical framework for delivery, fostering accountability and ongoing progress towards a more equitable and sustainable local housing landscape.



Action Plan: Dundee LHS 2025-2030

The Dundee LHS (LHS) outlines a comprehensive action plan to address the city's housing needs and priorities over the next five years. This action plan is designed to be dynamic and responsive, ensuring that the strategy's goals are met through targeted actions and collaborative efforts. Each action will be assigned to a lead officer to carry out. Furthermore performance indicators will be updated to show the target versus progress and an annual update will be submitted to committee to report on progress for actions and PIs.

Priorities	Strategic Objective	Actions
1. Adequate Supply of Housing	To ensure a sufficient supply of diverse, high-quality housing that meets the needs of Dundee's changing population, fostering balanced, sustainable, and inclusive communities.	<ul style="list-style-type: none"> 1.1 Affordable Housing: Increase the number of affordable housing units through partnerships with housing associations and developers. 1.2 Private Sector Engagement: Work with private landlords to improve standards and increase the availability of high-quality rental properties. 1.3 Community Consultation: Engage with local communities to understand their needs and preferences, ensuring new developments meet these requirements. 1.4 Sustainable Building Practices: Implement sustainable building practices to ensure housing is environmentally friendly and energy efficient. 1.5 Support Services: Provide support services for vulnerable groups, including homelessness prevention and housing options. 1.6 PBSA: To ensure that Dundee City Council comprehensively understands and addresses the demand for Purpose-Built Student Accommodation (PBSA) in Dundee, fostering a balanced and sustainable housing market for the city's growing student population, a comprehensive review should be carried out. 1.7 Gypsy/Traveller: Review the residential requirements for Gypsy/Travellers coming to Dundee to inform future policy and investment decisions. 1.8 Commission an independent review of Affordable Housing Policies across Scotland, incorporating meaningful engagement with key stakeholders including Registered Social Landlords, Scottish Government representatives developers, planning and housing officers, and community voices. The review will benchmark best practice models, evaluate current delivery mechanisms within Dundee, and assess the feasibility and impact of introducing a Dundee-specific Affordable Housing Policy. Findings will be used to inform the LHS (LHS), Strategic Housing Investment Plan (SHIP), and Local Development Plan (LDP), ensuring future affordable housing delivery is evidence-based, locally responsive, and strategically aligned 1.9 Private Rented Sector: Commission an external review of the Private Rented Sector in the City to develop an evidence base to better understand the private rented sector and inform policy decisions.

<p>2. Placemaking and Communities</p>	<p>To foster vibrant, inclusive, and sustainable communities in Dundee by integrating high-quality housing developments with comprehensive placemaking initiatives, ensuring that all residents benefit from well-designed, accessible, and connected neighbourhoods.</p>	<p>2.1 Community Centred Design: Prioritise housing developments that involve communities in the design and reflect the unique character and needs of each neighbourhood. This includes creating public spaces, parks, and amenities that encourage social interaction and community cohesion.</p> <p>2.2 Mixed-Use Developments: Promote mixed-use developments that combine residential, commercial, and recreational spaces, enhancing the liveability and economic vitality of communities.</p> <p>2.3 Connectivity and Accessibility: Ensure new housing projects are well-connected to public transportation, schools, healthcare facilities, and other essential services. This includes improving pedestrian and cycling infrastructure to promote active transportation.</p> <p>2.4 Sustainable and Green Spaces: Integrate green spaces and sustainable design principles into housing developments to enhance environmental quality and residents' well-being. This includes using energy-efficient building materials and incorporating renewable energy sources.</p> <p>2.5 Cultural and Social Inclusion: Develop housing strategies that promote cultural diversity and social inclusion, ensuring that all community members, including vulnerable and marginalised groups, have access to quality housing and community resources.</p> <p>2.6 Ongoing Community Engagement: Establish mechanisms for ongoing community engagement and feedback to continuously improve housing developments and placemaking efforts. This includes regular consultations, surveys, and community workshops and links to local community planning.</p> <p>2.7 Safer Communities: Strengthen multi-agency partnerships which focus on strategies that reduce crime and antisocial behaviour across our communities.</p>
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3.Homelessness	<p>To prevent and reduce homelessness in Dundee by ensuring access to safe, affordable, and sustainable housing solutions, while providing comprehensive support services to address the underlying causes of homelessness and promote long-term stability and well-being for all individuals and families.</p>	<p>3.1 Increase Affordable Housing Supply: Develop new affordable housing units and utilise vacant properties for housing.</p> <p>3.2 Strengthen Support Services: Provide comprehensive case management and support services and offer employment and educational opportunities to improve economic stability.</p> <p>3.3 Improve Coordination and Collaboration: Enhance partnerships between local government, 3rd sector, and private sector and coordinate efforts across different agencies to provide holistic support.</p> <p>3.4 Enhance Prevention Measures: Implement early intervention programs to identify and support at-risk individuals.</p> <p>3.5 Promote Community Engagement: Raise awareness about homelessness and its causes and encourage community involvement in support programs and initiatives.</p> <p>3.6 Temporary and Supported Accommodation: Undertake a review in partnership with Dundee Health and Social Care Partnership that considers the demand for temporary and supported accommodation, the level of support needs and suitability of existing provision.</p> <p>3.7 Rehousing Protocol: Create a protocol specifically for Armed Forces accommodation discharge assistance.</p> <p>3.8 Strategy: Develop a new Sustainment, Prevention and Homeless Strategy that aligns with legislative changes due to come into force and is coproduced with key stakeholders and lived experience.</p> <p>3.9 Registered Social Landlords: Maximise number of Registered Social Landlord lets to homeless applicants and develop prevention protocols</p>
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<p>4. Promote Independent Living and Health through Housing and Communities</p>	<p>To enhance the quality of life and well-being of Dundee residents by promoting independent living and health through the provision of safe, accessible, and supportive housing options. This objective aims to foster vibrant communities where individuals can thrive, with integrated services that address health, social, and economic needs, ensuring that all residents have the opportunity to live independently and healthily.</p>	<ul style="list-style-type: none"> 4.1 Develop Accessible Housing: Increase the availability of housing units designed for individuals with disabilities and older adults. 4.2 Standard: Ensure new housing developments meet accessibility standards and incorporate universal design principles. 4.3 Integrate Health and Housing Services: Establish partnerships between housing providers and health services to offer integrated support and care. 4.4 Health and Wellbeing: Implement on-site health and wellness programs in housing communities to support residents' physical and mental health. 4.5 Enhance Support Services: Provide tailored support assessments, to help residents maintain their independence. 4.6 Adaptations Policy: Review the Adaptations Policy to ensure resources and assistance for daily living activities, such as adaptations can support long term sustainment. 4.7 Promote Community Engagement: Foster a sense of community through social activities and events that encourage interaction and support among residents, reducing social isolation. 4.8 Provide Education and Training: Offer educational programs on independent living skills, financial management, and health maintenance. 4.9 Training: Provide training for housing staff on supporting residents with diverse needs. 4.10 Support Economic Stability: Provide financial advice services and assistance programs to help residents achieve economic stability. 4.11 Gendered Services: Review gendered services being delivered by the Housing Service and consider gendered pathways that support vulnerable groups. 4.12 Humanitarian: Support Refugees and other Humanitarian programs in the city to ensure people settle in the city in permanent housing and communities. 4.13 Review the Delayed Discharge Protocol to ensure appropriate housing solutions for residents in hospital. 4.14 Person Centred Support: Develop and Implement Personal Housing Plans (PHP) that allows for a clear assessment of housing need and supports including financial and health considerations. 4.15 Promote Community Safety: Deliver educational inputs across Dundee schools to prevent antisocial behaviour and raise awareness of community safety across vulnerable groups. 4.16 Dundee City Council, working with partners, will analyse demographic and health trends to assess future housing needs, audit the current stock of accessible and adaptable homes, engage with older residents and key stakeholders, and identify gaps to develop a forward plan that ensures housing provision supports independent and safe living for the city's ageing population.
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<p>5. Housing Quality and Energy Efficiency</p>	<p>To ensure all homes in Dundee are of high quality, energy-efficient, and contribute to the city's sustainability goals.</p>	<ul style="list-style-type: none"> 5.1 Improve Housing Standards: Carry out 100% Building Condition Surveys (BCS) for Dundee City Council Housing Stock. 5.2 Improve Housing Standards: Upgrade existing housing stock to meet modern standards of quality and safety, ensuring all homes are fit for purpose. 5.3 Energy Efficiency: Implement measures to enhance the energy efficiency of homes, reducing carbon emissions and tackling fuel poverty. 5.4 Sustainable Development: Promote the construction of new homes that are environmentally sustainable and energy-efficient, aligning with Dundee's net-zero targets. 5.5 Investment in Upgrades: Secure funding and resources to support the retrofitting of homes with energy-efficient technologies, such as insulation, efficient heating systems, and renewable energy sources. 5.6 Partnerships: Collaborate across local authorities, housing associations, and private sector partners to drive improvements in housing quality and energy efficiency. 5.7 Community Engagement: Involve residents in the planning and implementation of housing improvements, ensuring their needs and preferences are met. 5.8 Finance: Commission 30 Year HRA (HRA) Business Plan for Dundee City Council Housing Service 5.9 Private Sector: Continue to monitor developments in relation to proposals from the Scottish Government for a private sector/cross-tenure housing standards. 5.10 Private Sector: The council's Private Sector Services team will continue to provide education and support to both landlords and tenants to ensure the best outcomes for stakeholders in the private sector.
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<p>6. Private Rented Sector</p>	<p>Support a well-regulated private rented sector and collaborate with private landlords to improve standards within the sector.</p>	<p>6.1 Enhance Regulatory Framework: Strengthen enforcement of existing housing standards and regulations to ensure compliance by landlords.</p> <p>6.2 Improve Property Conditions: Collaborate with landlords to provide a high-quality standard of housing within the private rented sector and encourage more landlords to undertake landlord accreditation as run by Dundee Landlord Accreditation.</p> <p>6.3 Support Tenants' Rights: Support the education tenants about their rights and responsibilities through workshops and informational campaigns engaging with the third sector.</p> <p>6.4 Support Tenants' Rights: Engage with the third sector to consider a model that provides tenant support to assist with disputes, legal advice, and housing issues.</p> <p>6.5 Promote Fair Rent Practices: Encourage transparent rental agreements that clearly outline terms and conditions.</p> <p>6.6 Homelessness: Utilise the private rented sector to provide housing solutions for those at risk of homelessness.</p>
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This action plan sets a clear and ambitious path forward, addressing the critical housing needs of the community while contributing to broader social and environmental objectives. By focusing on collaboration, inclusivity, and sustainability, the strategy aims to create a vibrant, resilient, and equitable housing landscape for all residents.



Glossary of Terms

IJB -	Integration Joint Board
LHA -	Local Housing Allowance
LHS -	LHS
LHEES -	Local Heat and Energy Efficiency Strategies
MATHLR -	Minimum All-Tenure Housing Land Requirement
NPF4 -	National Planning Framework 4
RRTP -	Rapid Rehousing Transitional Plan
RSL -	Registered Social Landlord
SEA -	Strategic Environmental Assessment
SHIP -	Strategic Housing Investment Plan
SHORE -	Sustainable Housing on Release for Everyone
SHQS -	Scottish Housing Quality Standard
SIMD -	Scottish Index of Multiple Deprivation
BTS -	Below Tolerable Standard
EESSH2 -	Energy Efficiency Standard for Social Housing 2
EESSH -	Energy Efficiency Standard for Social Housing
EPC -	Energy Performance Certificate
HMA -	Housing Market Area
HMO -	House in Multiple Occupation
HNDA -	Housing Need and Demand Assessment
HRA -	Housing Renewal Areas



Appendix 1

Dundee City Council's Consultation on the Draft Local Housing Strategy for 2025–2030.

The Local Housing Strategy outlines the city's approach to responding to housing needs over the coming five years. Key priorities include increasing the availability of good-quality, affordable homes, promoting sustainable communities, enhancing housing quality and energy efficiency, and tackling homelessness.

The strategy draws upon national policy, local evidence, and early engagement with partners and community groups to ensure a robust and informed foundation. This consultation seeks to collect feedback from the wider public ahead of the strategy's finalisation. Input from citizens will help to inform the themes, objectives and actions that shape housing provision in Dundee. Please click [here](#) for a copy of the policy.

Q1. Do you think the following vision is right for the Local Housing Strategy?

'Improve the quality of all housing in the city to meet the needs and aspirations of citizens and increase the level of affordable housing, deliver quality, choice, and affordability of housing, build resilient, empowered communities while addressing climate change and meeting net zero targets.'

☐ Yes

☐ No

Priorities and Strategic Objectives

The draft Local Housing Strategy set out the housing priorities and strategic objectives to be driven by the Council in partnership with key services and stakeholders over the next five years.

Q2. Do you think the following Priorities and Strategic Objectives are right?

Please select Yes or No and share your comments for each in the fields provided below.

The full table of Priorities and Strategic Objectives can be found [here](#) in Appendix 1 of the Draft Policy.

Priority 1:

Adequate Supply of Housing

Strategic Objective:

To ensure a sufficient supply of diverse, high-quality housing that meets the needs of Dundee's changing population, fostering balanced, sustainable, and inclusive communities.

☐ Yes

☐ No

Priority 2:

Placemaking and Communities

Strategic Objective:

To foster vibrant, inclusive, and sustainable communities in Dundee by integrating high-quality housing developments with comprehensive placemaking initiatives, ensuring that all residents benefit from well-designed, accessible, and connected neighbourhoods.

☐ Yes

☐ No



Priority 3:

Homelessness

Strategic Objective:

To prevent and reduce homelessness in Dundee by ensuring access to safe, affordable, and sustainable housing solutions, while providing comprehensive support services to address the underlying causes of homelessness and promote long-term stability and well-being for all individuals and families.

☐ Yes

☐ No

Priority 4:

Promote Independent Living and Health through Housing and Communities

Strategic Objective:

To enhance the quality of life and well-being of Dundee residents by promoting independent living and health through the provision of safe, accessible, and supportive housing options. This objective aims to foster vibrant communities where individuals can thrive, with integrated services that address health, social, and economic needs, ensuring that all residents have the opportunity to live independently and healthily.

☐ Yes

☐ No

Priority 5:

Housing Quality and Energy Efficiency

Strategic Objective:

To ensure all homes in Dundee are of high quality, energy-efficient, and contribute to the city's sustainability goals.

☐ Yes

☐ No

Priority 6:

Private Rented Sector

Strategic Objective:

Support a well-regulated private rented sector and collaborate with private landlords to improve standards within the sector.

☐ Yes

☐ No



Action Plan

The Local Housing Strategy outlines the city's approach to responding to housing needs over the coming five years. Key priorities include increasing the availability of good-quality, affordable homes, promoting sustainable communities, enhancing housing quality and energy efficiency, and tackling homelessness.

The strategy draws upon national policy, local evidence, and early engagement with partners and community groups to ensure a robust and informed foundation. This consultation seeks to collect feedback from the wider public ahead of the strategy's finalisation. Input from citizens will help to inform the themes, objectives and actions that shape housing provision in Dundee. Please [click here](#) for a copy of the policy.

Q3. Do you think these are the right actions?

Please select Yes or No and share your comments for each in the fields provided below.

The full table of Actions can be found [here](#) on page 124 the Draft Policy.

Priority 1:

Adequate Supply of Housing

Actions:

- 1.1 Affordable Housing: Increase the number of affordable housing units through partnerships with housing associations and developers.
- 1.2 Private Sector Engagement: Work with private landlords to improve standards and increase the availability of high-quality rental properties.
- 1.3 Community Consultation: Engage with local communities to understand their needs and preferences, ensuring new developments meet these requirements.
- 1.4 Sustainable Building Practices: Implement sustainable building practices to ensure housing is environmentally friendly and energy efficient.
- 1.5 Support Services: Provide support services for vulnerable groups, including homelessness prevention and housing options.
- 1.6 PBSA: To ensure that Dundee City Council comprehensively understands and addresses the demand for Purpose-Built Student Accommodation (PBSA) in Dundee, fostering a balanced and sustainable housing market for the city's growing student population, a comprehensive

review should be carried out.

- 1.7 Gypsy/Traveller: Review the residential requirements for Gypsy/Travellers coming to Dundee to inform future policy and investment decisions.
- 1.8 Commission an independent review of Affordable Housing Policies across Scotland, incorporating meaningful engagement with key stakeholders including Registered Social Landlords, Scottish Government representatives developers, planning and housing officers, and community voices. The review will benchmark best practice models, evaluate current delivery mechanisms within Dundee, and assess the feasibility and impact of introducing a Dundee-specific Affordable Housing Policy. Findings will be used to inform the LHS, Strategic Housing Investment Plan (SHIP), and Local Development Plan (LDP), ensuring future affordable housing delivery is evidence-based, locally responsive, and strategically aligned
- 1.9 Private Rented Sector: Commission an external review of the Private Rented Sector in the City to develop an evidence base to better understand the private rented sector and inform policy decisions.

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Yes

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No



Priority 2:

Placemaking and Communities

Actions:

- 2.1 Community Centred Design: Prioritise housing developments that involve communities in the design and reflect the unique character and needs of each neighbourhood. This includes creating public spaces, parks, and amenities that encourage social interaction and community cohesion.
- 2.2 Mixed-Use Developments: Promote mixed use developments that combine residential, commercial, and recreational spaces, enhancing the liveability and economic vitality of communities.
- 2.3 Connectivity and Accessibility: Ensure new housing projects are well-connected to public transportation, schools, healthcare facilities, and other essential services. This includes improving pedestrian and cycling infrastructure to promote active transportation.
- 2.4 Sustainable and Green Spaces: Integrate green spaces and sustainable design principles into housing developments to enhance environmental quality and residents' well-being. This includes using energy-efficient building materials and incorporating renewable energy sources.
- 2.5 Cultural and Social Inclusion: Develop housing strategies that promote cultural diversity and social inclusion, ensuring that all community members, including vulnerable and marginalised groups, have access to quality housing and community resources.
- 2.6 Ongoing Community Engagement: Establish mechanisms for ongoing community engagement and feedback to continuously improve housing developments and placemaking efforts. This includes regular consultations, surveys, and community workshops and links to local community planning.
- 2.7 Safer Communities: Strengthen multi-agency partnerships which focus on strategies that reduce crime and antisocial behaviour across our communities.

☐ Yes

☐ No

Priority 3:

Homelessness

Actions:

- 3.1 Increase Affordable Housing Supply: Develop new affordable housing units and utilise vacant properties for housing.
- 3.2 Strengthen Support Services: Provide comprehensive case management and support services and other employment and educational opportunities to improve economic stability.
- 3.3 Improve Coordination and Collaboration: Enhance partnerships between local government, 3rd sector, and private sector and coordinate efforts across different agencies to provide holistic support.
- 3.4 Enhance Prevention Measures: Implement early intervention programs to identify and support at risk individuals.
- 3.5 Promote Community Engagement: Raise awareness about homelessness and its causes and encourage community involvement in support programs and initiatives.
- 3.6 Temporary and Supported Accommodation: Undertake a review in partnership with Dundee Health and Social Care Partnership that considers the demand for temporary and supported accommodation, the level of support needs and suitability of existing provision.
- 3.7 Rehousing Protocol: Create a protocol specifically for Armed Forces accommodation discharge assistance.
- 3.8 Strategy: Develop a new Sustainment, Prevention and Homeless Strategy that aligns with legislative changes due to come into force and is coproduced with key stakeholders and lived experience.
- 3.9 Registered Social Landlords: Maximise number of Registered Social Landlord lets to homeless applicants and develop prevention protocols

☐ Yes

☐ No



Priority 4:

Promote Independent Living and Health through Housing and Communities

Actions:

- 4.1 Develop Accessible Housing: Increase the availability of housing units designed for individuals with disabilities and older adults.
- 4.2 Standard: Ensure new housing developments meet accessibility standards and incorporate universal design principles.
- 4.3 Integrate Health and Housing Services: Establish partnerships between housing providers and health services to offer integrated support and care.
- 4.4 Health and Wellbeing: Implement on-site health and wellness programs in housing communities to support residents' physical and mental health.
- 4.5 Enhance Support Services: Provide tailored support assessments, to help residents maintain their independence.
- 4.6 Adaptations Policy: Review the Adaptations Policy to ensure resources and assistance for daily living activities, such as adaptations can support long term sustainment.
- 4.7 Promote Community Engagement: Foster a sense of community through social activities and events that encourage interaction and support among residents, reducing social isolation.
- 4.8 Provide Education and Training: Offer educational programs on independent living skills, financial management, and health maintenance.
- 4.9 Training: Provide training for housing staff on supporting residents with diverse needs.
- 4.10 Support Economic Stability: Provide financial advice services and assistance programs to help residents achieve economic stability.
- 4.11 Gendered Services: Review gendered services being delivered by the Housing Service and consider gendered pathways that support vulnerable groups.
- 4.12 Humanitarian: Support Refugees and other Humanitarian programs in the city to ensure people settle in the city in permanent housing and communities.
- 4.13 Review the Delayed Discharge Protocol to ensure appropriate housing solutions for residents in hospital.
- 4.14 Person Centred Support: Develop and Implement Personal Housing Plans (PHP) that allows for a clear assessment of housing need and supports including financial and health considerations.

- 4.15 Promote Community Safety: Deliver educational inputs across Dundee schools to prevent antisocial behaviour and raise awareness of community safety across vulnerable groups.
- 4.16. Dundee City Council, working with partners, will analyse demographic and health trends to assess future housing needs, audit the current stock of accessible and adaptable homes, engage with older residents and key stakeholders, and identify gaps to develop a forward plan that ensures housing provision supports independent and safe living for the city's ageing population.

☐ Yes

☐ No



Priority 5:

Housing Quality and Energy Efficiency

Actions:

- 5.1 Improve Housing Standards: Carry out 100% Building Condition Surveys (BCS) for Dundee City Council Housing Stock.
- 5.2 Improve Housing Standards: Upgrade existing housing stock to meet modern standards of quality and safety, ensuring all homes are fit for purpose.
- 5.3 Energy Efficiency: Implement measures to enhance the energy efficiency of homes, reducing carbon emissions and tackling fuel poverty.
- 5.4 Sustainable Development: Promote the construction of new homes that are environmentally sustainable and energy-efficient, aligning with Dundee's net-zero targets.
- 5.5 Investment in Upgrades: Secure funding and resources to support the retrofitting of homes with energy-efficient technologies, such as insulation, efficient heating systems, and renewable energy sources.
- 5.6 Partnerships: Collaborate across local authorities, housing associations, and private sector partners to drive improvements in housing quality and energy efficiency.
- 5.7 Community Engagement: Involve residents in the planning and implementation of housing improvements, ensuring their needs and preferences are met.
- 5.8 Finance: Commission 30 Year HRA (HRA) Business Plan for Dundee City Council Housing Service
- 5.9 Private Sector: Continue to monitor developments in relation to proposals from the Scottish Government for a private sector/cross-tenure housing standards.
- 5.10 Private Sector: The council's Private Sector Services team will continue to provide education and support to both landlords and tenants to ensure the best outcomes for stakeholders in the private sector.

☐ Yes

☐ No

Priority 6:

Private Rented Sector

Actions:

- 6.1 Enhance Regulatory Framework: Strengthen enforcement of existing housing standards and regulations to ensure compliance by landlords.
- 6.2 Improve Property Conditions: Collaborate with landlords to provide a high-quality standard of housing within the private rented sector and encourage more landlords to undertake landlord accreditation as run by Dundee Landlord Accreditation.
- 6.3 Support Tenants' Rights: Support the education tenants about their rights and responsibilities through workshops and informational campaigns engaging with the third sector.
- 6.4 Support Tenants' Rights: Engage with the third sector to consider a model that provides tenant support to assist with disputes, legal advice, and housing issues.
- 6.5 Promote Fair Rent Practices: Encourage transparent rental agreements that clearly outline terms and conditions.
- 6.6 Homelessness: Utilise the private rented sector to provide housing solutions for those at risk of homelessness.

☐ Yes

☐ No



