

# DUNDEE STRATEGIC HOUSING INVESTMENT PLAN 2023 – 2028



## Introduction

Dundee's Strategic Housing Investment Plan (SHIP) 2023-28 sets out the priorities of the Council and its partners for the expenditure of the Scottish Government's Affordable Housing Supply Programme funding. The SHIP is a rolling plan/programme covering a period of five years. It delivers the affordable Housing priorities set out in the Local Housing Strategy (LHS) the City Centre Strategic Investment Plan and the Local Development Plan.

The SHIP is embedded in Dundee's Community Partnership Planning Framework. It reflects the affordable housing priorities within the city's eight Local Community Planning Partnership areas and multi member ward boundaries.

In addition, it is aligned with Dundee Health and Social Care Partnership's Strategic housing requirements, City Centre Strategic Plan and the city's Rapid Rehousing Transition Plan, and Child Poverty Action Report.

## Resources to Deliver the SHIP Programme

The Strategic Housing Investment Plan (SHIP) is the key statement of affordable housing development priorities within local authority areas. Scottish Government has outlined Resource Planning Assumptions at local authority level for the Affordable Housing Investment Programme to 2026. These are detailed in the Table 1 below.

**Table 1. Scottish Government Resource Planning Assumptions**

	2021/22	2022/23	2023/24	2024/25	2025/26	Total
Grant (£Millions)	19.977	17.219	17.170	17.230	17.516	89.112

## Risks to programme delivery

The main delivery risk to the City's Affordable Housing Supply (AHS) Programme is inflation in costs of building materials and disruption to supply chains in the aftermath of Covid-19, exiting from the European Union, the war in Ukraine and the prospect of a global recession. These factors are also causing difficulties in contracting labour and site managers. Further to these headwinds is the availability and ownership of land suitable for the development of new housing. Negotiations are underway between Registered Social Landlords (RSLs) and owners of land in private ownership, but ultimately land values must be capable of being supported by the finance available to deliver affordable, new-build housing within Scottish Government's development benchmark costs.

Additional risks to the City's delivery programme relate to issues regarding the disposal of surface drainage water in new housing developments. This sometimes involves the development of very expensive site drainage infrastructure design. As a result, these additional costs are presenting challenges to the viability of some SHIP development sites. The Council continues to work closely with Scottish Water and the Scottish Government to address these issues. However, it is anticipated that owing to the infrastructure and highly urbanised nature of all sites in the city, surface water drainage will continue to cause difficulty and additional costs for many of the City's SHIP development sites.

### **Identification/Prioritisation of Sites**

At the centre of the identification/prioritisation of SHIP development sites is DCC Council / Registered Social Landlord (RSL) strategic planning framework. Within this framework, RSLs submit details of their proposed SHIP developments on an annual basis. DCC Neighbourhood Services (NS) also follows this process for sites that 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 is used to rank each site. Ranking order ranges from high, medium or low priority. The categories used within the assessment criteria are as follows:

- 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
- Provide an appropriate mix of property types and sizes
- Meet affordable housing need in the area
- Sustaining existing stable neighbourhoods; mitigating further deterioration and deprivation in these communities
- Innovation and Sustainability

- Provide housing for particular needs housing groups
- Land Ownership
- Deliverability.

Furthermore, the prioritisation process is complemented by formal discussions with representatives from individual RSLs; DCC Neighbourhood Services; and Dundee Health and Social Care Partnership.

The area team of Scottish Government's More Homes Division regularly meets with the Council to discuss current issues and progress with the delivery of the Affordable Housing Supply Programme. Prior to the pandemic, the council would lead on bi-monthly meetings with representatives from all the developing RSLs, Dundee City Council City Development, Scottish Government, Scottish Water and Dundee City Council Planning representatives. These meetings have been well-attended and a useful forum for driving forward delivery of the Affordable Housing Supply Programme. These meetings have continued over the period of the Pandemic through Microsoft Teams Meetings and there is the prospect of face to face or hybrid meetings continuing in the future.

All developments supported by the prioritisation assessment criteria are included and prioritised in the SHIP.

Those developments with a higher priority will attract funding first. When a higher priority development starts on site, subject to agreement with the Scottish Government, it will continue to receive SHIP funding until the development is complete.

### **Future Priorities: Increasing Housing Options in the City**

Dundee City Council is accelerating the preparation of a long-term City Centre Strategic Investment Plan (CCSIP). This plan will identify opportunities for housing development within the City Centre. As such, we will prioritise development opportunities for the Affordable Housing Investment Plan in future years.

In addition, the Council will consider the purchase of suitable, open-market or off the shelf properties to meet the City's social housing needs, which includes the housing requirements of extended families, and people with particular needs.

### **Housing for Particular Needs**

The SHIP aims to achieve a minimum of ten social rented wheelchair standard houses per annum. In addition, other particular-needs housing will be incorporated into developments to meet the needs identified in the Dundee Health and Social Care Partnership's Strategic Needs Assessment and Strategic Plan, an additional 14 units to meet the needs of learning disabilities and mental health have been planned for

2023/24. This will contribute to the tenure neutral wheelchair housing new-build target for the City.

### **Gypsy/Traveller Site: Capital Works**

Dundee City Council (DCC) has one Gypsy / Traveller site. The site has 14 pitches, and is situated in Balmuir Wood by Tealing, Angus. DCC has a leasing agreement with Angus Council, but is responsible for delivering all site management services. Residents provide their own accommodation. Each pitch has a kitchen and bathroom amenity block.

There is a site office and a dedicated Council Liaison Officer, who is based at the local housing office.

### **Child Poverty Action Report**

The city is committed to the priorities set out in the Scottish Government's Best Start, Bright Futures: Tackling Child Poverty Delivery Plan 2022 to 2026, and has set the ambitious goal of matching the Scottish Government's overall national target of reducing child poverty to less than 10% of children living in relative poverty.

The Council's combined Fairness and Local Child Poverty report outlines how the experience of people living in poverty is absolutely crucial in taking forward policies, and how local solutions are being developed to tackle poverty in city neighbourhoods.

The action plan highlights work that is ongoing across the city including the Cost of the School Day project, the Dundee Food Insecurity Network, the Discover Work service, digital inclusion and the Alcohol and Drug Partnership's action plan for change following the report of the Dundee Drug Commission.

Dundee's affordable housing programme plays a significant role in addressing child poverty at local and national levels through the delivery of family housing and is inextricably linked to a variety of housing related services; including the city's Rapid Rehousing Transition Plan and housing support provision.

### **Sustainability**

In June 2019, the Council declared a Climate Emergency, recognising the serious and accelerating environmental, social and economic challenges faced by climate change.

To respond to this challenge, a partnership Climate Action Plan has been prepared which has been the culmination of collaborative work, led by Dundee City Council and co-designed with public, private and community organisations, recognising that a concerted city-wide effort is required. It represents the first set of actions in a long-term pathway to first surpass the Covenant of Mayors target of 40% reduction in

greenhouse gas emissions by 2030 and then to achieve net-zero greenhouse gas emissions by 2045 or sooner.

The Council will work with partners to ensure that all new build properties constructed within the investment programme will meet or surpass the current building regulations and that energy efficiency measures such as insulation, solar energy, wind power or other suitable measures are integrated. This will assist in reducing carbon emissions, address fuel poverty and ensure that tenants live in warm, affordable homes.

## **Equalities**

All procurement strategies and contracts will be screened and where appropriate undergo an Equalities Impact Assessment screening to ensure that actions associated with this strategy support the equalities agenda of the government, council and its partners.

A specific aim of this strategy is to deliver affordable and good quality housing for:

- Ethnic Minorities including economic migrants
- Particular Needs Housing Groups
- Gypsy/Travellers
- Homeless people.

An increase of appropriate provision for these groups will be encouraged over the period of plan.

In addition, it should be noted that the accommodation needs of individuals with particular needs requiring new-build supported, adapted or wheelchair housing have been taken account of within the SHIP. Discussions on the appropriate models of accommodation, number of houses, locations, and funding for these types of housing over the period of the SHIP are currently ongoing with commissioners.

## **Strategic Housing Investment Plan – Programme 2021-2026**

The details of the programme are outlined at Tables 2 and 3.

**Table 2:** Details the development programme for 2023/2024 to 2024/25. This includes sites which have existing commitment; but where all funding has not yet been drawn down (carry forward). It also contains new sites where DCC Neighbourhood Services expects there to be approvals and grant claims prior to the end of financial year 2024/25. Note that start dates relate to draw down of grant (which may cover costs such as site acquisition, architects or other fees etc) and not necessarily physical building on site.

**Table 3:** Identifies pipeline projects for 2025 to 2028. Where appropriate, projects may be brought forward should funding be available.

<b>Table 2. SHIP Housing Programme 2023/24 - 2024/25</b>								
<b>Project Name</b>	<b>Housing Developer</b>	<b>Number of Units</b>	<b>Tenure</b>	<b>Total Grant (£million)</b>	<b>Estimated Spend 2023-2024</b>	<b>Estimated Spend 2024-2025</b>	<b>Site Start</b>	<b>Completion</b>
Whitfield Drive/Lothian Crescent Phase1	Angus HA	18	SR	1.474	0.474	1.000	Jan' 2022	Sept' 2023
Former St Vincents Primary School site, Pitkerro Road	Angus HA	21	SR	1.512	0.985	0.527	Jan' 2022	April 2023
Balgowan Square Kirkton	Angus HA	8	SR	0.660	0.000	0.660	April 2023	March 2024
Balmuir Road Kirkton	Angus HA	10	SR	0.819	0.000	0.889	April 2023	March 2024
Buttars Road/Brownhill Street, Charleston	Blackwood HA	21	SR	3.900	2.000	1.900	Sept 2022	March 2024
Brownhill Place/Gourdie Place/Invercraig Place, Charleston	Blackwood HA	45	SR	7.700	4.000	3.700	Sept 2022	March 2024
Morgan Street, Stobswell	Caledonia HA	37	SR	2.179	1.679	0.000	April 2023	October 2024

**Table 2. SHIP Housing Programme 2023/24 - 2024/25 Continued**

<b>Project Name</b>	<b>Housing Developer</b>	<b>Units</b>	<b>Tenure</b>	<b>Total Grant (£M's)</b>	<b>Spend 23/24</b>	<b>Spend 24/25</b>	<b>Start</b>	<b>Completion</b>
Raglan Street, Stobswell	Hillcrest HA	16	SR	1.633	0.133	0.000	Jul' 2022	Aug' 2023
Mill O' Mains (Phase 4), Mill O' Mains	Home HA	41	SR	5.000	3.000	1.423	April 2023	Sept' 2024
Murrayfield Terrace, Whitfield	DCC	41	SR	2.537	2.000	0.395	April 2023	Sept' 2024
Gellatly Street, City Centre	Hillcrest HA	49	SR	3.8	2.200	0	November 2022	July 2024
Burnside Mill, Lochee	Hillcrest HA	54	SR	4.430	1.730	2.000	Jan 2024	2025/26
High Street, Lochee	Hillcrest HA	14	SR	1.800	0.250	1.550	Oct 2023	2024/25
Former Maryfield House Site, Mains Loan, Stobswell	Sanctuary HA	40	SR	3.310	0.000	1.510	April 2023	April 2024
Ballindean Road, Douglas	Caledonia	73	SR	5.256	3.756	0.200	Aug' 2022	Mar' 2024



**Table 2. SHIP Housing Programme 2023/24 - 2024/25 Continued**

Project Name	Housing Developer	Units	Tenure	Total Grant (£M's)	Spend 23/24	Spend 24/25	Start	Completion
Former Gowriehill Primary School site, Menzieshill	Angus HA	35	SR	2.867	0.000	1.250	April 2023	Dec' 2024
Blackness Road, West End	DCC	24	SR	1.716	1.000	0.716	Oct' 2022	April 2024
Former Park Hotel, Coupar Angus Road	Hillcrest	18	SR	1.569	0.569	0.000	Apr' 2022	Nov' 2023
Aberdour Place	Hillcrest	19	SR	1.738	0.400	1.338	Dec' 23	2024/5
Murraygate	Hillcrest	31	SR	2.460	2.000	0.460	2022 /23	2024/25
Buchanan St	Hillcrest	14	SR	1.000	1.000	0	Aug' 2022	2024/25
Ellengowan P2	Hillcrest	14 46	SR MMR	3.800	0.400	3.400	Oct' 22	Dec' 24
Former Mossgiel Primary School, Linlathen	Abertay HA	44	SR	3.400	2.400	1.000	Apr' 23	July '24
Former playing fields, Clepington Road	Abertay HA	32	SR	2.500	2,500	0.000	Apr '23	Mar' 24
Murrayfield Gardens Whitfield	Abertay HA	10	SR	0.620	0.250	0.370	Jan' 2024	Sept'24
<b>Grand Total</b>		<b>761</b>			<b>30.998</b>	<b>24.835</b>		

HA: Housing Association

DCC: Dundee City Council

TBC: To be confirmed

Tenure: SR - Social Rented, MMR – Mid market rent

**Table 3. SHIP Housing Programme: Pipeline Projects, 2025 – 2027**

<b>Project Name</b>	<b>Housing Developer</b>	<b>Number of Units</b>	<b>Tenure</b>	<b>Total Grant (£million)</b>	<b>Tender Submission</b>
Angus / Tannadice Works, Neish Street/North Isla Street, Maryfield	Hillcrest HA	95	TBC	7.700	TBC
Rosebank Street, Hilltown	Hillcrest HA	24	TBC	2.000	TBC
Bank Street, Lochee	Hillcrest HA	32	TBC	2.600	TBC
Francis Street	Hillcrest	12	SR	1.000	TBC
North Lindsay Street	Hillcrest	29	SR	2.300	TBC
Trades Lane / Former Stagecoach	Hillcrest	TBC	SR/MMR	TBC	TBC
Main Street Dundee	Hillcrest	121	SR/MMR	TBC	2024
St Lukes Church, Lochee	Hillcrest	21	SR	1.700	2025/26
Forner St Mary's PS Lochee	Hillcrest	42	SR	1.728	2025
Whitfield Drive/Lothian Crescent Phase 2	Angus HA	14	SR	1.147	TBC
Haldane Tce	Angus HA	6	SR	0.492	2024
St Marys/St Fillans	Angus HA	17	SR	1.392	2024
Rowantree Crescent, Linlathen	Angus HA	10	SR	0.819	2023
Mill O' Mains Phase 5	Home HA	40	SR	5.000	2025
Hilltown	DCC	30	SR	1.500	2027
Balcairn Place	DCC	19	SR	1.359	2024
<b>Grand Total</b>		<b>528</b>			
HA: Housing Association DCC: Dundee City Council TBC: To be confirmed					