



Dundee Strategic Housing Investment Plan

2024 - 2029

Introduction

Dundee's Strategic Housing Investment Plan (SHIP) 2024-29 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. Inflation is evident as a result of a number of factors, including, Brexit and the effects of the Russian invasion in Ukraine and the rising cost of Energy. Some of the construction industry inflationary pressures include;

- Timber 99%
- Insulation 72%
- Steel 79%
- Fuel 293%

All of this has resulted in a reduction of 23% in New build programmes across Scotland.

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

The approved City Centre Strategic Investment Plan (CCSIP) identifies 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.

Gypsy Roma and Traveller Site: Capital Works

Dundee City Council (DCC) has one Gypsy Roma and 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 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 Community Food 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.

Dundee City Council are developing a statutory Local Heat and Energy Efficiency Strategy (LHEES). The key drivers are the decarbonisation of heat to meet the local and national target of Net Zero by 2045 and removing poor building energy efficiency as a cause of fuel poverty while meeting national targets. For our housing stock, LHEES will identify potential heat network zones and delivery areas for various energy efficiency improvements at building level.

We 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 Roma and Traveller
- 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 2024/2025 to 2025/26. 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 2025/26. 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 2026 to 2029. Where appropriate, projects may be brought forward should funding be available.

Table 2: SHIP Housing Programme 2024/25 - 2025/26								
Project Name	Housing Developer	No. of Units	Tenure	Total Grant (£M)	Est. Spend 2024-25	Est. Spend 2025-26	Site Start	Completion
Whitfield Drive/ Lothian Crescent - Phase 1 (North East)	Angus HA	18	SR	2.000	1.000	1.000	Oct 2023	Mar 2025
Former St Vincents Primary School site, Pitkerro Road (East End)	Angus HA	21	SR	2.250	1.000	1.250	Oct 2023	Apr 2025
Rowantree Crescent (East End)	Angus HA	18	SR	2.750	2.250	0.500	Apr 2025	Nov 2025
Former Gowriehill Primary School (Lochee)	Angus HA	37	SR	4.500	2.500	2.000	Jan 2025	Mar 2025
Morgan Street, Stobswell (Maryfield)	Caledonia HA	40	SR	4.300	2.500	1.800	Apr 2024	Sept 2025
Mill O' Mains (Phase4), Mill O' Mains (North East)	Home HA	48	SR	5.880	£4,200	0	Oct 2023	Sept 2025
Gellatly Street, City Centre (Maryfield)	Hillcrest HA	49	SR	3.8	0.500	0	Nov 2023	Feb 2025
Burnside Mill, (Lochee) Hillcrest 54 SR (Total 4.430) (2024/5 0.400) (2025/6 2.500) (Apr 24) (Mar 27)	Hillcrest HA	54	SR	4.430	0.400	2.500	Apr 2024	March 2027
Blackness Road (West End)	DCC	24	SR	1.716	1.000	0	Nov 2023	March 2025
Balcairn Place (East End)	DCC	55	SR	4.000	0	2.000	July 2024	2027
Former Park Hotel, Coupar Angus Road (Lochee)	Hillcrest	18	SR	1.569	0.650	0	Apr 2023	Feb 2025

Table 2: SHIP Housing Programme 2024/25 - 2025/26 - CONTINUED

Project Name	Housing Developer	No. of Units	Tenure	Total Grant (£M)	Est. Spend 2024-25	Est. Spend 2025-26	Site Start	Completion
Ellengowan Phase 2 (Maryfield)	Hillcrest	14 46	SR MMR	3.800	0.500	3.300	Mar 2024	Mar 2027
Former Mossgiel Primary School, Linlathen (East End)	Abertay HA	44	SR	3.400	2.400	1.000	Apr 2024	Jul 2025
Former playing fields, Clepington Road (Coldside)	Abertay HA	32	SR	2.500	2.500	0	Apr 2024	Mar 2024
Liff Rd Angus St (Lochee) Abertay HA, 5 SR (Total 1.064) (2024/5 - 1.064) (2025/6 - 0) (Apr 24) (Mar 25)	Abertay HA	10	SR	0.620	0.250	0.370	Jan 2025	Sept 2025
Grand Total		SR: 508 MMR: 46		53.151	27.356	16.65		

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 2027-2029

ProjectName	Housing Developer	No. of Units	Tenure	Total Grant (£M)	Tender Submission
High Street (Lochee)	Hillcrest HA	14	SR	1.800	2025/6
Angus / Tannadice Works (Coldside)	Hillcrest HA	95	TBC	7.700	2026/7
Rosebank Street, Hilltown (Coldside)	Hillcrest HA	24	TBC	2.000	2027/8
Bank Street (Maryfield)	Hillcrest HA	32	TBC	2.600	2026
Francis Street (Coldside)	Hillcrest HA	12	SR	1.000	2026
North Lindsay Street (Maryfield)	Hillcrest HA	29	SR	2.300	2025
Trades Lane / Former Stagecoach (Maryfield)	Hillcrest HA	TBC	SR/MMR	TBC	TBC
Main Street Dundee (Lochee)	Hillcrest HA	121	SR/MMR	TBC	2025/6
St Lukes Church (Lochee)	Hillcrest HA	21	SR	1.700	2025/6
Former St Mary's PS (Lochee)	Hillcrest HA	42	SR	1.728	2025
Murrayfield Place, Whitfield (North East)	DCC	41	SR	2.537	2027/8
Balgowan Square St Mary's (Strathmartine)	Angus HA	8	SR	0.650	TBC
Ferry House, Gray Street (The Ferry)	Hillcrest HA	5	SR	0.405	2025
Hillbank Place (Coldside)	Hillcrest HA	2	SR	0.162	2026
Sugarhouse Wynd (Maryfield)	Hillcrest HA	8	SR	0.648	2026
Cairn Centre Rattray Street (Maryfield)	Hillcrest HA	6	SR	0.486	2025
Haldane Tce (Strathmartine)	Angus HA	6	SR	0.492	2028
St Marys/St Fillans (Strathmartine)	Angus HA	17	SR	1.392	2028
Mill O' Mains Phase 5 (North East)	Home HA	40	SR	4.200	2026
Hilltown (Coldside)	DCC	30	SR	1.500	2027
Grand Total		533		33.300	

HA: Housing Association **DCC:** Dundee City Council **TBC:** To be confirmed
Tenure: **SR** - Social Rented, **MMR** – Mid market rent

Caledonia HA - Maxwelltown



Home HA - Pitkerro Road



Hillcrest HA - Ellangowan Road

