Arneil Johnston

# Dumfries & Galloway Housing Market Partnership

# Housing Need & Demand Assessment Final Report

# March 2024

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## Table of Contents

Appendix A – Dumfries & Galloway HNDA Survey Technical Report
Appendix B - Dumfries & Galloway HNDA Household Survey Topline Results
Appendix C - Core Output 1 Briefing (Housing Market Drivers)
Appendix D - Core Output 1 Databook (Housing Market Drivers)
Appendix E - Core Output 2 Briefing (HNDA Estimates)
Appendix F - Core Output 2 Databook (HNDA Estimates)
Appendix G - Core Output 3 Briefing (Specialist Housing)
Appendix H - Core Output 3 Databook (Specialist Housing)
Appendix I - Core Output 4 Briefing (Stock Profile & Pressures)
Appendix J – Core Output 4 Databook (Stock Profile & Pressures)
Appendix K - HNDA Estimates Validation Workshop - Stakeholder Consultation Report
Appendix L - Specialist Housing Workshop - Stakeholder Consultation Report

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| | | | | |
|---|---|---|---|---|
| **HOUSING NEED AND DEMAND ASSESSMENT** | | | | |
| **Key Findings Template: Estimate of Additional (New) Future Housing Units** | | | | |
| Number of years to clear existing need | | | | |
| Total households with **existing need (net)** | 3,014 | 5 | | |
| **Household Projection Period** | | | | |
| | 2023-2042 | | | |
| Total number of new **households over the projection period** | -987 | -126 | 2,601 | 3,341 |
| **HNDA Projection Period** | | | | |
| **2023-2042** | | | | |
| **ANNUAL NEED - YEARS 1 TO 5** | | | | |
| Total households over the projection period who may afford: | Scenario 1 - Principal | Scenario 2 - High Migration | Scenario 3 - Growth @ 0.25 | Scenario 4 - Growth @ 0.3 |
| **OWNER OCCUPATION** | 993 | 1,056 | 1303 | 1365 |
| **PRIVATE RENT** | 904 | 960 | 1180 | 1235 |
| **BELOW MARKET HOUSING** | 465 | 494 | 606 | 634 |
| **SOCIAL RENT** | 533 | 566 | 693 | 725 |
| **Total additional future housing units** | **2,895** | **3,075** | **3,781** | **3,960** |
| **ANNUAL NEED - YEARS 5 TO 10** | | | | |
| Total households over the projection period who may afford: | Scenario 1 - Principal | Scenario 2 - High Migration | Scenario 3 - Growth @ 0.25 | Scenario 4 - Growth @ 0.3 |
| **OWNER OCCUPATION** | -143 | -62 | 181 | 248 |
| **PRIVATE RENT** | -128 | -55 | 162 | 221 |
| **BELOW MARKET HOUSING** | -59 | -25 | 74 | 102 |
| **SOCIAL RENT** | -64 | -28 | 82 | 111 |
| **Total additional future housing units** | **-394** | **-170** | **499** | **681** |

| ANNUAL NEED - YEARS 10 TO 15 | | | | |
|---|---|---|---|---|
| Total households over the projection period who may afford: | Scenario 1 - Principal | Scenario 2 - High Migration | Scenario 3 - Growth @ 0.25 | Scenario 4 - Growth @ 0.3 |
| **OWNER OCCUPATION** | -55 | 30 | 287 | 358 |
| **PRIVATE RENT** | -48 | 26 | 247 | 309 |
| **BELOW MARKET HOUSING** | -21 | 11 | 109 | 136 |
| **SOCIAL RENT** | -22 | 11 | 111 | 139 |
| **Total additional future housing units** | **-146** | **77** | **755** | **942** |

| ANNUAL NEED - YEARS 15 TO 20 | | | | |
|---|---|---|---|---|
| Total households over the projection period who may afford: | Scenario 1 - Principal | Scenario 2 - High Migration | Scenario 3 - Growth @ 0.25 | Scenario 4 - Growth @ 0.3 |
| **OWNER OCCUPATION** | -130 | -38 | 228 | 304 |
| **PRIVATE RENT** | -110 | -32 | 193 | 257 |
| **BELOW MARKET HOUSING** | -45 | -13 | 80 | 106 |
| **SOCIAL RENT** | -44 | -12 | 80 | 106 |
| **Total additional future housing units** | **-329** | **-94** | **581** | **773** |

| CUMULATIVE TOTAL AT END OF PROJECTION | | | | |
|---|---|---|---|---|
| Total households over the projection period who may afford: | Scenario 1 - Principal | Scenario 2 - High Migration | Scenario 3 - Growth @ 0.25 | Scenario 4 - Growth @ 0.3 |
| **OWNER OCCUPATION** | 665 | 986 | 1999 | 2275 |
| **PRIVATE RENT** | 619 | 899 | 1782 | 2022 |
| **BELOW MARKET HOUSING** | 339 | 466 | 869 | 978 |
| **SOCIAL RENT** | 404 | 537 | 965 | 1080 |
| **Total additional future housing units** | **2,027** | **2,888** | **5,615** | **6,355** |

## Dumfries & Galloway 2024 HNDA Glossary: Commonly Used Abbreviations

| | |
|---|---|
| ASHE | Annual Survey of Hours and Earnings |
| BTS | Below Tolerable Standard |
| CACI | CACI Paycheck – commercially developed income dataset |
| CHMA | Centre for Housing Market Analysis |
| CML | Council of Mortgage Lenders |
| CTR | Council Tax Register |
| DWP | Department for Work and Pensions |
| FTB | First Time Buyers |
| FTE | Full time equivalent |
| HLR | Housing Land Requirement |
| HMA | Housing Market Area |
| HMO | Houses in Multiple Occupation |
| HMP | Housing Market Partnership |
| HNDA | Housing Need and Demand Assessment |
| HMA | Housing Market Area |
| HoTOC | Homeless & Temporary Accommodation Plus Overcrowding AND Concealed |
| HSCP | Health and Social Care Partnership |
| HST | Housing Supply Target |
| LCHO | Low-Cost Home Ownership |
| LDP | Local Development Plan |
| LHA | Local Housing Allowance |
| LHS | Local Housing Strategy |
| LIFT | Low-Cost Initiative for First Time Buyers |
| LLTI | Limiting Long Term Illness |
| LTV | Loan to value |
| MATLHR | Minimum All Tenure Housing Land Requirement |
| NRS | National Records of Scotland |
| NSSE | New Supply Shared Equity |
| PRS | Private rented sector |
| RoS | Registers of Scotland |
| RSL | Registered Social Landlord |
| SDS | Self-Directed Support |
| SHCS | Scottish House Condition Survey |
| SHIP | Strategic Housing Investment Plan |
| SHQS | Scottish Housing Quality Standard |
| SHS | Scottish Household Survey |
| SIMD | Scottish Index of Multiple Deprivation |
| SNS | Scottish Neighbourhood Statistics |
| SPP | Scottish Planning Policy |

## 2024 Dumfries & Galloway HNDA Housing Market Partnership Signatories

The following named Head of Service, responsible for both housing and planning functions within Dumfries & Galloway Council, has signed this document on behalf of the Dumfries & Galloway Housing Partnership, and has agreed the Core Outputs.

This statement is in fulfilment of the requirements of Core Process 6 as detailed in the HNDA Practitioners Guide (December 2020).

| Authorised by | Signature |
|---|---|
| Name: Steve Rogers<br>Designation: Head of Economy and Environment<br>Email address:<br>headofeconomyandenvironment@dumgal.gov.uk | |

# 1 Introduction

A Housing Need and Demand Assessment (HNDA) is an important evidence base required by the Scottish Government to inform the preparation of Local Housing Strategies (LHS), under the Housing (Scotland) Act 2001; and the preparation of Local Development Plans, under the Town and Country Planning (Scotland) Act 1997, as amended by the Planning Scotland Act 2019.

The purpose of the HNDA is to provide an evidence base to inform the Local Housing Strategy and Development Plan. Specifically, it is expected that the HNDA should underpin the following key areas of housing policy and planning:

- **Housing Supply Target(s)** (HSTs): to inform the setting of an HST for use in the LHS and Local Development Plan. The HST sets out the extent and nature of housing to be delivered over the period of the plan(s)
- **Stock management**: to assist understanding of the current and future demand for housing by size, type, tenure, and location in order to optimise the provision, management and use of housing stock. This in turn feeds into policy and planning decisions about future stock in the LHS
- **Housing investment**: to inform future housing investment decisions, for example through Strategic Housing Investment Plans (SHIPs)
- **Specialist Provision:** to inform the provision and use of specialist housing and housing related services to enable independent living for all, as expressed in policy in the LHS and to inform planning decisions e.g. land for Gypsy/Travellers
- **Geographic distribution of land:** to inform the spatial allocation of land through the Development Plan for new housing at both Housing Market Area level and local authority level.

## 1.1 Purpose of the HNDA

Housing need refers to households lacking their own housing or living in housing which is not adequate or suitable and who are unlikely to be able to meet their needs in the housing market without some assistance. Housing demand is the quantity and type of housing which 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' – that is, estimates of the number of new homes that partners will need to plan for in the future. Estimates of housing need described in two categories:

- future need for households yet to form or migrating into an area
- existing (or backlog) need experienced by households currently living in unsuitable housing which cannot be adapted or improved to meet the needs of the household

**HNDAs are designed to give broad, long-run estimates of what future housing need might be, rather than precision estimates. They provide an evidence-base to inform housing policy decisions in Local Housing Strategy (LHS) and land allocation decisions in Local Development Plans.**

**Producing an HNDA is the first stage in the housing planning process**
HNDA methodology and process is set out in Scottish Government Guidance
Guidance offers a tool and sets out the approach to build the evidence needed to:

| | | | |
|---|---|---|---|
| Assess the contextual factors that influence housing requirements and delivery<br>**Demographics & economics**<br>**Housing pressures & solutions** | Calculate the number of additional homes that are needed in the Dumfries & Galloway area over the next 20 years<br>**HNDA Calculation Tool** | Produce long term broad housing estimates to inform local decision making<br>**Housing Supply Targets**<br>**Housing land allocations** | HNDA estimates provide evidence to set Housing Supply Targets in Local Housing Strategies<br>Considers local factors but should provide basis for a generous supply of housing land |

The previous Housing Need & Demand Assessment for Dumfries & Galloway was developed in 2016. As the current Dumfries & Galloway Local Housing Strategy (2018-23) is nearing completion, a new Housing Need and Demand Assessment was commissioned for completion in March 2024.The new Dumfries & Galloway HNDA will also help inform preparations for the next Dumfries & Galloway Local Development Plan (LDP3).

## 1.2 Dumfries & Galloway HNDA Methodology

Arneil Johnston was commissioned to deliver a Housing Need & Demand Assessment for Dumfries & Galloway Council in March 2023. To produce the evidence and calculations required, a seven-stage methodology was developed and agreed with the Dumfries & Galloway Housing Market Partnership. The methodology focuses on producing the prescribed requirements for a robust and credible HNDA, through extensive desk-based analysis and research. As secondary data has major limitations in providing consistent, real-time data on the circumstances, needs, aspirations and future expectations of households living in the Dumfries & Galloway area; a primary research study was also commissioned to address gaps in insight and to allow credible analysis at a Housing Market Sub-Area level. Working in partnership with Arneil Johnston, Research Resource carried out an extensive household survey across the Dumfries & Galloway area, reporting in August 2023.

As well as producing analysis to deliver the contextual insight on what's driving housing need and demand, and how housing need could be met by the existing housing stock or through specialist forms of provision (HNDA Core Outputs 1, 3 and 4); the HNDA evidence base was used to produce housing estimates detailing the number of new homes required to meet future housing need across the Dumfries & Galloway area.

**The HNDA methodology assembles a detailed evidence base of contextual information to inform decision making on developing the HNDA calculation including:**

**Housing market drivers**

detailed analysis of the key factors which might influence the housing market providing evidence of:

- Demographic projections
- Household migration
- Housing affordability (incomes, rents and house prices)
- Economic outlook

**Future need & demand**

detailed evidence to build evidence to assess future housing requirements:

- Existing need – current housing who need alternative housing
- New need – household formation and migration
- Housing affordability – need for new units by housing tenure

**Specialist housing**

detailed analysis of the requirement for specialist forms of provision including:

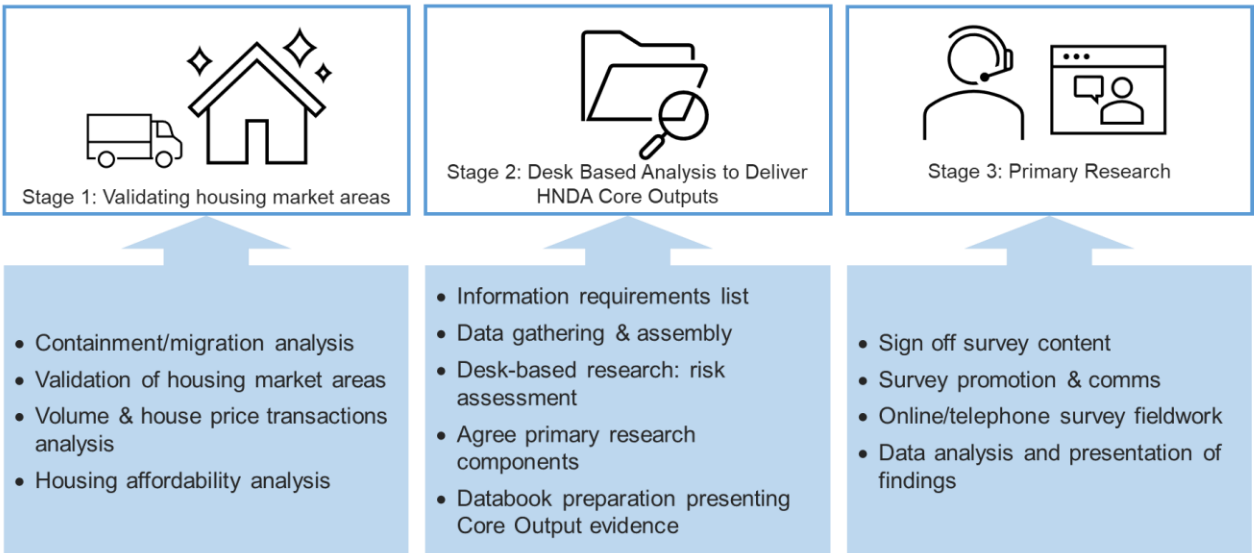
- Property needs – accessible, adapted, wheelchair & non-permanent housing
- Care & support needs
- Land needs: Gypsy traveller provision, student accommodation

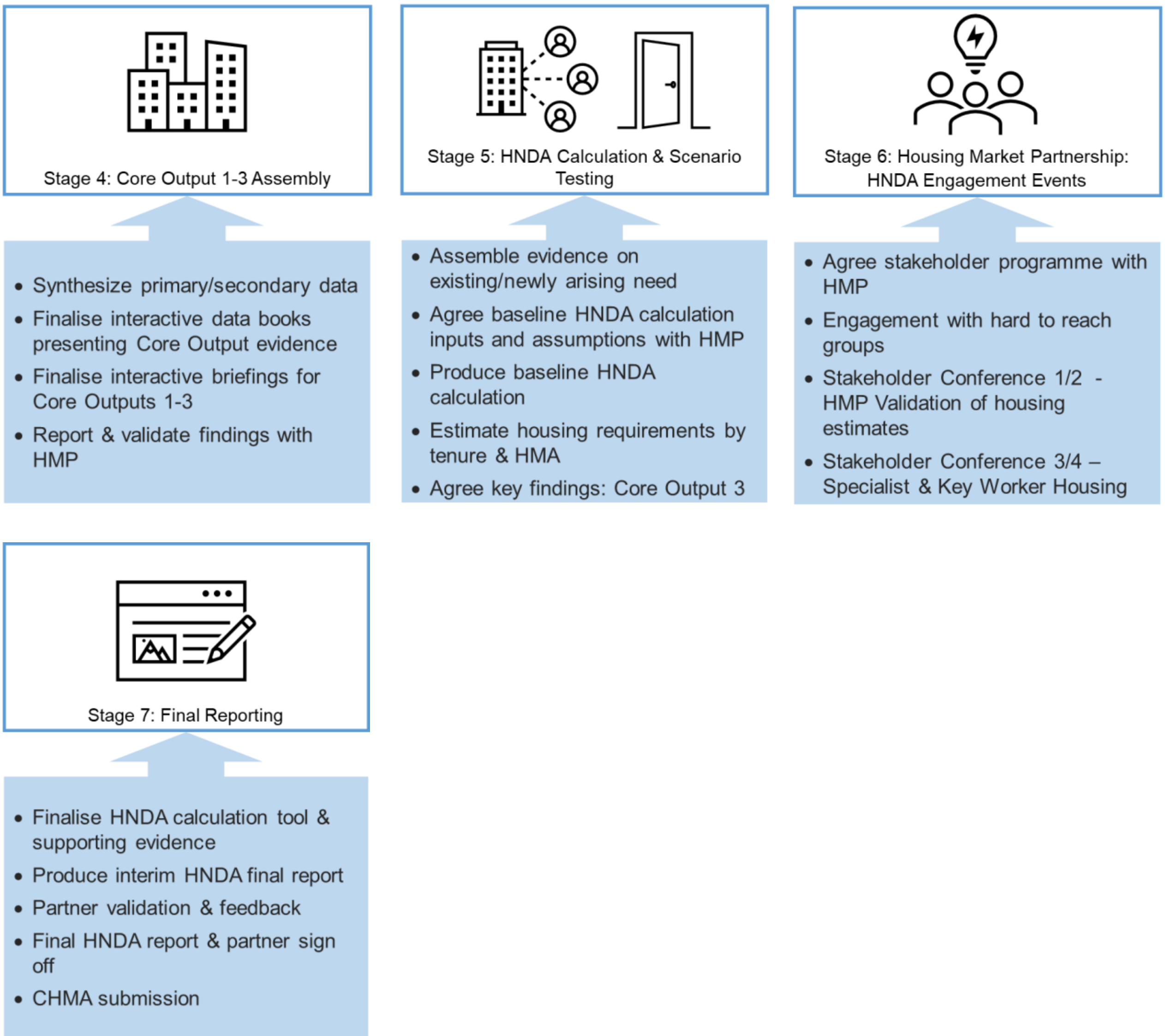
**Housing stock profile**

detailed analysis of the key factors which might influence the ability of the existing housing stock to meet housing need:

- Dwelling characteristics – profile, tenure, condition
- Housing stock pressures – occupancy, concealed HHs and turnover
- In situ-solutions – movement, adaptations, improvement, housing management

These housing estimates were then subject to scrutiny and analysis by housing system partners and stakeholders in two interactive HNDA conference events held between November 2023 and January 2024. The seven stage Dumfries & Galloway HNDA methodology is set out below:






## 1.3 HNDA Final Report Structure

The Scottish Government's Centre for Housing Market Analysis (CHMA) will consider whether the HNDA is 'robust and credible' by assessing the study against the HNDA Practitioner's Guide, which states that the HNDA must deliver four 'Core Outputs' and follow six 'Core Processes'. Each stage of the HNDA is detailed in the chapters of this final report, with the insight delivered by each Core Output detailed within the template prescribed by the CHMA, which summarises the key issues to be considered within Local Housing Strategies and Local Development Plans.

This final report reflects the structure and approach set out in the HNDA Practitioner's Guide. Table 1.1 outlines where the Core Processes have been evidenced within the document and within supporting appendices. The details of each Core Output are also summarised in Table 1.2.

| Core Process | Final Report References/Materials |
|---|---|
| A Housing Market Partnership has overseen production of the HNDA, and other stakeholders have been engaged with separately. | Chapter 1, Section 1.4: Governance and consultation<br>Chapter 8: Stakeholder consultation and engagement |
| Housing Market Areas have been agreed with the Housing Market Partnership and are considered in the production of all core outputs. | Chapter 2: Validating Housing Market Areas |
| The methodology, limitations and quality control mechanisms are given full technical explanation. | Chapter 1, Section 1.2: HNDA methodology<br>Chapter 1, Section 1.5: Quality Control<br>Chapter 3: HNDA Primary Research, plus HNDA Survey Technical Report |
| Assumptions, judgements, and scenarios are well reasoned and transparent. | Chapter 5: Core Output 2: Estimating Future Housing Need and Demand<br>Core Output 2: HNDA Calculation Databook<br>Core Output 2: Briefing |
| Key findings have been summarised, at the start of the HNDA, using the template provided and in no more than 2 pages. | Preface: HNDA Calculation Summary Table |
| HNDAs have been officially signed-off by the Head(s) of Housing and the Head(s) of Planning or the designated senior official. | Preface: Signatory statement jointly agreeing HNDA Core Outputs and housing estimates |

**Table 1.1: Final Reporting Evidence of Dumfries & Galloway HNDA Core Processes**

| Core Outputs | Final Report References/Materials |
|---|---|
| Core Output 1: Housing Market Drivers | Chapter 4: Key findings/HNDA key issues table<br>Appendix C: Core Output 1 Briefing<br>Appendix D: Core Output 1 Databook |
| Core Output 2: Estimating Future Need & Demand | Chapter 5: Key findings/HNDA key issues table<br>Appendix E: Core Output 2 Briefing<br>Appendix F: Core Output 2 Databook |
| Core Output 3: Specialist Provision | Chapter 6: Key findings/HNDA key issues table<br>Appendix G: Core Output 3 Briefing |

| | |
|---|---|
| | Appendix H: Core Output 3 Databook |
| Core Output 4: Housing Stock Profiles and Pressures | Chapter 7: Key findings/HNDA key issues table<br>Appendix I: Core Output 4 Briefing<br>Appendix J: Core Output 4 Databook |

**Table 1.2: Final Reporting Evidence of Dumfries & Galloway HNDA Core Outputs**

This final report focuses on Dumfries & Galloway HNDA evidence, outcomes and key issues, providing a high-level overview of each Core Output as well as outcomes from the primary research and stakeholder engagement processes

**HNDA final reporting in a digitally accessible format**

Within the Dumfries & Galloway final report, a suite of technical reports and appendices provide HNDA insights in accessible, easy to digest digital formats.

Each Core Output Chapter is accompanied by an interactive briefing presenting key findings through infographics. These briefings come with recorded voiceovers and have been made available by the Dumfries & Galloway HMP on YouTube.

Furthermore, HNDA analysis is presented in user friendly Core Output data-books presenting insights in tables and graphs which are fully referenced to HNDA key issues and findings.

Dumfries & Galloway HMP HNDA Interactive Briefing 1: https://youtu.be/h-b_wCZ7M30

Dumfries & Galloway HMP HNDA Interactive Briefing 2: https://youtu.be/IpHUJCpFjg4

Dumfries & Galloway HMP HNDA Interactive Briefing 3: https://youtu.be/kYifo7AhNSQ

Dumfries & Galloway HMP HNDA Interactive Briefing 4: https://youtu.be/pxl7haxS_w8

## 1.4 Governance and Consultation

The 2024 HNDA process has been overseen by the Dumfries & Galloway HMP Steering Group which comprises key housing, development planning, economic development, health and social care partners. The agreed role and remit of the Dumfries & Galloway HMP is as follows:

- to develop a clear shared understanding of the operation of the housing market across the Dumfries & Galloway area
- to develop a long-term strategic view of the operation of functional housing market areas and dynamics of the Dumfries & Galloway housing system
- to encourage and support dialogue between partners including the development of local planning policies and strategies to meet future housing need and demand

- to share information and intelligence, and to jointly oversee the primary research process to address data and insight risks across Dumfries & Galloway partners
- to agree a consistent methodology for data assembly, analysis and interpretation of housing market intelligence in producing HNDA Core Outputs
- to oversee the development of the HNDA process providing direction and final sign off on all methodological, research, analytical and consultation processes.

Working practices have been established, with reports, presentations and verbal feedback on key HNDA processes through a cycle of HMP meetings, with outputs and draft materials circulated to HMP partners for validation and approval. Membership of the Dumfries & Galloway HMP includes the following representatives:

| HMP Member | Partner Organisation |
|---|---|
| Aaron Bell | Broatch Construction |
| Adam McNally | Story Homes |
| Alan Glasgow | RSLs – Wheatly South |
| David Suttie (HMP Chair) | DGC - Planning |
| Francis Woodfield | South of Scotland Enterprise |
| Gary Shennan | NHS Dumfries & Galloway |
| George Noakes | NHS Dumfries & Galloway |
| Glen Graeme | NHS Dumfries & Galloway |
| Ian Bryden | NHS Dumfries & Galloway |
| Jamie Little | DGC - Strategic Housing |
| Jen Irvine-McLean | Head Teacher |
| John Doig | DGC - Planning |
| John Ringrose | DGC - PRS/Gypsy Travellers |
| Karen Jackson | South of Scotland Enterprise |
| Kathryn Fraser | Acting Headteacher Gretna PS |
| L Hamilton | Homes for Scotland |
| Lorna Campbell | DGC - Homelessness |
| Mike Staples | South of Scotland Community Housing |
| Nik Lane | Dumfries & Galloway Council |
| Paula McDonald | DGC - Strategic Housing |
| Rachael Smith | Principal Teacher EAL/GT |
| Shona McCoy | DGC - Planning |
| Stephen Jack | Dumfries & Galloway Council |
| Steve Rogers | DGC - Planning |

| | |
|---|---|
| Stuart McMillian | DGC - Economic Development |
| Victoria McDade | NHS Dumfries & Galloway |
| Viv Gration | Integrated Joint Board |

**Table 1.3: Membership of Dumfries & Galloway HMP Partnership**

The production of the 2023 HNDA was project managed, directed and quality assured by the Dumfries & Galloway HMP in the following meetings:

| HMP HNDA Meetings | Meeting Date |
|---|---|
| Project Initiation Meeting | 21st March 2023 |
| Dumfries & Galloway HNDA Household Survey Planning Meeting | 18th May 2023 |
| Full Dumfries & Galloway Housing Partnership HNDA Launch | 18th April 2023 |
| Dumfries & Galloway HMP Partner: HNDA Calculation Meetings | 23rd August 2023 |
| Dumfries & Galloway HMP Partner: HNDA Calculation Meetings | 4th October 2023 |
| Stakeholder Engagement HNDA Validation Conference | 12th January 2024 |
| Specialist Housing Conference | 19th January 2024 |

**Table 1.4: Dumfries & Galloway HMP: HNDA Project Management and Engagement Meetings**

Minutes of HMP meetings are available on request. Furthermore, Appendices K and L to this report provide full consultation outcomes in relation to the stakeholder conferences on the HNDA calculation and specialist housing.

The detailed overview of the methodological approach agreed by the HMP and the insight and assumptions underpinning each HNDA Core Output is set out in this final report. A technical report detailing the methodology and approach agreed by the HMP to deliver the primary research element of the study is detailed in Appendix A.

## 1.5 Quality Control

HNDA processes and outcomes have been scrutinised rigorously throughout the study period and are subject to detailed quality assurance procedures. This includes triangulating a range of data sources to ensure variations or anomalies are accounted for, and that HNDA calculations are based on, or derived from, evidence that is high quality, fit-for-purpose and aligns with local and professional validation.

The Dumfries & Galloway HMP governance arrangements outlined in Section 1.4, have provided project management and quality control oversight in relation to key HNDA processes and activities including:

- project managing the overall programme for HNDA production
- coordinating and validating the production of Core Output materials including proofing interactive briefings, data-books, and stakeholder engagement materials
- coordinating and validating primary research materials including the production of survey tools, final reporting materials, crosstabulations

- validating the accuracy and credibility of HNDA calculation inputs and assumptions and providing final sign off on HNDA calculation scenarios and housing estimates. This includes triangulating calculation inputs to assess their robustness and representativeness using housing waiting list, HNDA survey and HL1 homelessness statistics, plus using HMP scrutiny and assessment of HNDA calculation inputs as further validation controls
- proofing and validating all final HNDA reporting outputs and digital materials.

Consultants commissioned to produce HNDA outcomes were selected on their commitment to complying with professional standards and Codes of Conduct, as well as the quality systems in place to ensure data accuracy and integrity e.g.

- Arneil Johnston: Quality system based on requirement of BS EN ISO 9000, plus CIH and CIPFA professional practice standards
- Research Resource: MRS Code of Conduct and ISO20252:2012 – Market, Opinion and Social Research.

Final drafts of the individual chapters of the HNDA have been subject to thorough proof-reading to ensure both narrative and tabulated figures are accurate, consistent, and fully evidenced.

## 1.6 Limitation of Data Sources and Methodologies

In compiling the 2024 Dumfries & Galloway HNDA, extensive desk-based analysis and research of nationally available secondary datasets was performed. A review of this evidence base by the Dumfries & Galloway Housing Market Partnership, concluded that secondary data insights could be strengthened given the limitations in local data collection and availability.

The following data limitations were addressed by the partnership by commissioning a Dumfries & Galloway wide HNDA household survey:

| HNDA Core Output | Secondary data risk/evidence limitation |
|---|---|
| Core Output 1: Housing Market Drivers | • No nationally available data insights on extent and nature of demand for market housing or latent demand within functional HMAs<br>• No nationally available insights on housing market operation at HMA level including push and pull factors which underpin migration or movement<br>• No nationally available data insights on the impact of the Covid-19 pandemic or cost of living crisis on household incomes, access to finance or levels of housing induced poverty<br>• No nationally available data insights or credible information on housing affordability by housing tenure including % income devoted to housing costs and financial capability |
| Core Output 2: Estimating Future Need & Demand | • No ability to disaggregate many secondary datasets to functional HMAs (which often report by local authority administrative boundaries only). This is particularly problematic in estimating elements of existing need including:<br>○ concealed households |

| | |
|---|---|
| | <ul><li>requirements for specialist housing that cannot be met in existing provision</li><li>households in housing below tolerable standard or serious disrepair</li></ul><ul><li>No ability to eliminate double counting between secondary datasets estimating each element of existing need</li><li>No nationally available, credible or recent data insights on household circumstances, housing intentions or aspirations which can be disaggregated to functional HMAs</li><li>No ability to disaggregate housing estimates to property size, type, or amenity as the basis for LHS development or setting Housing Supply Targets</li></ul> |
| Core Output 3: Specialist Provision | <ul><li>Poor data reliability from partner agencies across several key elements of specialist housing requirements with no universal systems for defining or assessing unmet need for specialist housing</li><li>General lack of cross-sector data between housing partners and HSCP. Most data sources on current and future need for specialist housing is held by the HSCP and fails to capture insight on housing tenure, property type, etc.</li><li>Lack of universal formal definitions for accessible and adapted housing across housing providers and data systems</li><li>Secondary data on specialist housing requirements is limited to measuring provision in the social housing sector (e.g., the number of wheelchair, accessible or adapted homes) or expressed need for specialist housing in the social housing sector (waiting list information)</li><li>Limited sample sizes in national secondary data sources offer poor statistical confidence in estimating the incidence of households with a long-term health conditions</li><li>No credible secondary data sources which measure the suitability of the existing homes of households with a long-term health condition or disability, with households in private housing a major data gap</li><li>Quantifying the need for specialist provision such as core and cluster accommodation for key client groups is inconsistent with data across third sector providers often fragmented</li><li>Limited data on student accommodation by provision or unmet requirements, with national research awaiting publication</li><li>No updated national mechanism for meaningfully collecting the experiences and demographics of Gypsy/Travellers or Travelling Showpeople in Scotland.</li></ul> |
| Core Output 4: Housing Stock Profiles and Pressures | <ul><li>National data sources on housing stock profile, condition and amenity are limited as a result of small sample sizes for some Dumfries & Galloway partners, with the private rented sector</li></ul> |

| | |
|---|---|
| | being particularly problematic e.g., Scottish House Condition Survey<br>• No credible data on ineffective housing stock including short term and holiday lettings<br>• No nationally available data insights or credible information on the number of households who would LIKE or NEED to move home in the short medium or longer term by functional HMA<br>• No ability to disaggregate data on property condition or disrepair to functional HMAs<br>• No nationally available data insights or credible information on housing pressures in private sector housing<br>• No known data-sources/records of private sector properties that have been specifically designed or adapted |

**Table 1.5: Secondary data risk analysis outcomes**

To mitigate these risks, the Dumfries & Galloway HMP opted to commission primary research to address limitations in insight and to enable stronger analysis of housing need and demand at a Housing Market Area level. This approach was successful in delivering a fully representative evidence base of the current circumstances, needs and future requirements of households living in the Dumfries & Galloway area, achieving a high degree of statistical confidence (+/-3% based upon a 50% estimate at the 95% level of confidence.

Data confidence levels represent a sampling error which gauges the extent to which a survey sample may differ from the true population. For example, a sampling error of +/- 3% indicates that the true range is likely to fall within the margins of 47% and 53%. This level of data accuracy is considered by market research standards to be statistically robust particularly at the overall Dumfries & Galloway area level.

Despite strong data confidence levels, validation checks were carried out to test if the data was representative of the Dumfries & Galloway population by household composition and housing tenure. Whilst good representation was achieved across Dumfries & Galloway, over representation in owner occupiers and under representation in the private rented sector was evident, with a further under representation of 2 adult households and of respondents in the younger age categories. To correct this, the survey data has been weighted by household composition and tenure to address any imbalances and ensure that the results reported are representative of the overall Dumfries & Galloway population. Higher sampling errors may occur when smaller sample sizes by HMA are considered. On this basis, careful triangulation of survey outcomes against secondary data-sources has taken place to identify sampling risks and to select the most credible sources of data at disaggregated level.

This approach has enabled the delivery of a blended evidence base which maximises use of credible, high quality national datasets with current and reliable primary research intelligence on the extent and nature of housing need and demand across the Dumfries & Galloway area.

It should be noted that primary research outcomes are based on the subjective responses provided by survey participants which may lead to overestimates in research measures. Without careful triangulation of primary datasets against nationally published statistical datasets, an over estimation of future housing need estimates could occur. To mitigate the risks of this, the HMP has performed detailed triangulation of each measure of existing housing need (the aspect of the HNDA calculation which most heavily relies on primary research outcomes) against secondary data-sources such Common Housing Register data (which relies on measures of assessed housing need), nationally published homelessness statistics and the Scottish House Condition Survey estimates. Worksheet 1 ‘Existing Housing Need’ within Appendix F details the extent of data estimates and sources utilised to mitigate any risk of overestimating housing need.

## 2 Validating Housing Market Areas

At an early stage in the development of 2024 Dumfries & Galloway HNDA, analysis was performed to validate functional Housing Market Areas (HMAs); testing whether this spatial structure continued to provide a credible basis to assess housing system operation and to produce housing estimates.

The purpose of the validation exercise was to:

- determine whether any statistical evidence exists to justify a change to current housing market area boundaries
- evidence the extent and nature of any cross-boundary housing market areas within Dumfries & Galloway and including market areas crossing the Dumfries & Galloway boundary
- validate the functional market area boundaries operating across the Dumfries & Galloway area to provide a spatial basis for HNDA primary research and calculation purposes.

The approach began with the functional market area boundaries validated in the 2016 HNDA and undertook origin-based containment analysis using Registers of Scotland data for private house sales over the last 5 years of available transactions, namely 2015/16 - 2019/20. In total, the destination patterns of 14,478 house price purchasers were tracked to validate the extent to which Housing Market Areas were contained.

This analysis identifies the origins of households purchasing residential properties within each existing housing market area. A series of more detailed analysis took place at boundaries and in locations where cross-boundary links were possible. This exercise was reinforced by local knowledge and triangulation using the socio-economic, housing stock and demographic datasets produced in parallel to HMA analysis, to build each HNDA Core Output.

**The validation of HMA boundaries reveals that the functional housing market areas used as the basis of the 2016 HNDA study remain robust.**

**The evidence on origin based containment was shared with the Dumfries & Galloway Housing Market Partnership at the HNDA Calculation Conference on Thursday 2nd November 2023. The HMP validated and agreed the existing Housing Market Areas as appropriate spatial boundaries for future land use and housing delivery strategies to be informed by the estimates produced in the 2024 Housing Need & Demand Assessment.**

**The following HMA boundaries have therefore been used as the spatial basis for preparing HNDA evidence, plus housing and land-use planning evidence. They will also be used as a spatial basis for future housing and development planning policy decisions including the setting of Housing Supply Targets using HNDA housing estimates.**

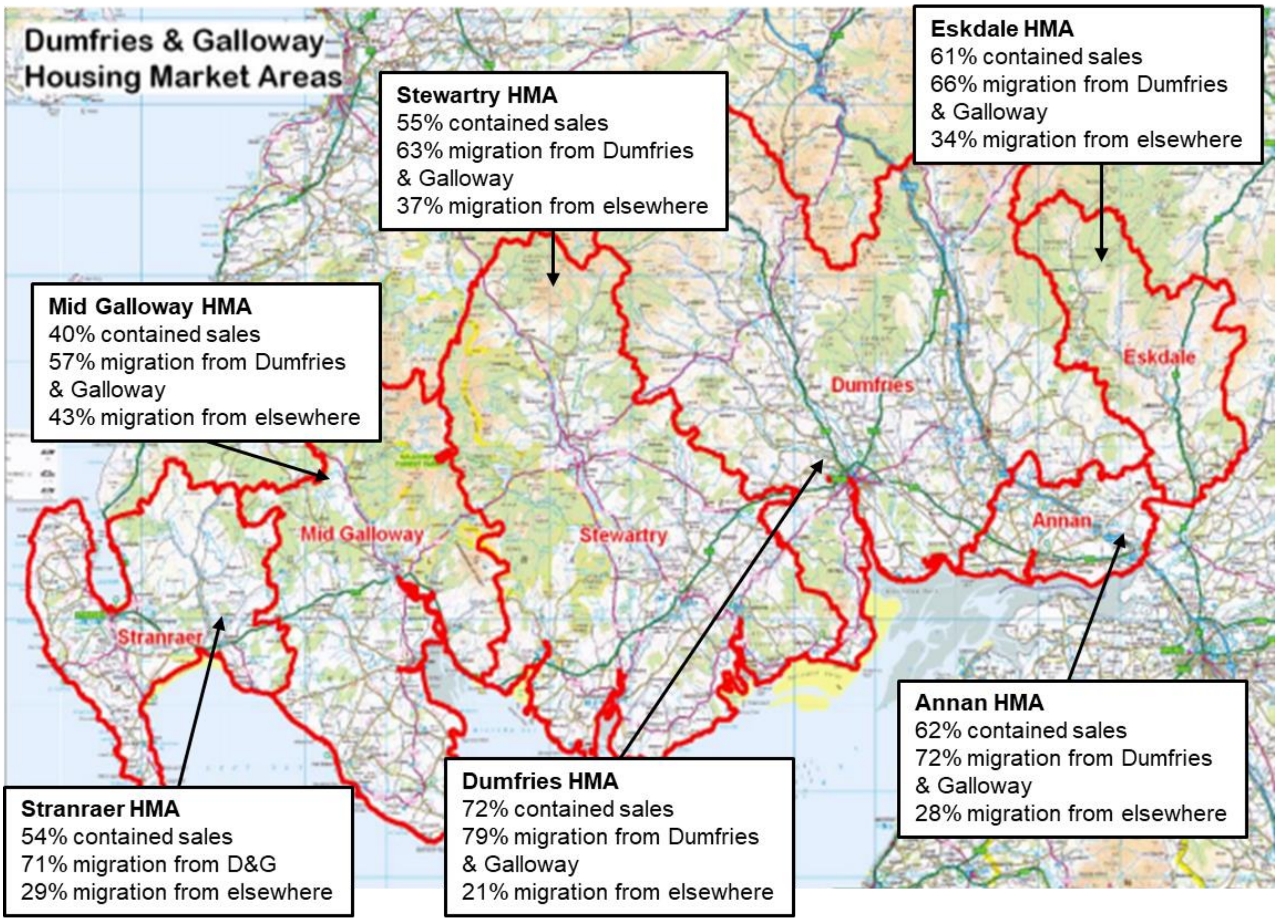


**Figure 2.1: Map of functional Housing Market Areas in Dumfries & Galloway**

Overall, Dumfries & Galloway is a very self-contained area with 72% of all house sale transactions made by households already living in or around the Dumfries & Galloway area. A further 50% of Dumfries & Galloway Sub-Areas are self-contained, namely Annan (53%), Dumfries (67%) and Stranraer (54%). Whilst the remaining Sub-Areas are not internally self-contained, they are self-contained within the wider Dumfries & Galloway area e.g., Eskdale (62%), Mid Galloway (57%) and Stewartry (62%). Details of the extent and nature of containment and migration patterns are set out in Table 2.1:

| 2015-2020 | Annan | Dumfries | Eskdale | Mid Galloway | Stewartry | Stranraer | Dumfries & Galloway |
|---|---|---|---|---|---|---|---|
| Dunfries & Galloway Total | 74% | 79% | 62% | 57% | 62% | 71% | 72% |
| Annan | 53% | 4% | 3% | 2% | 1% | 1% | 9% |
| Dumfries | 17% | 67% | 9% | 6% | 12% | 8% | 39% |
| Eskdale | 1% | 0% | 48% | 0% | 1% | 0% | 2% |
| Mid Galloway | 0% | 1% | 0% | 40% | 2% | 5% | 5% |
| Stewartry | 2% | 5% | 1% | 5% | 45% | 3% | 11% |
| Stranraer | 1% | 1% | 1% | 4% | 1% | 54% | 7% |
| Adjacent Councils | 1% | 2% | 5% | 3% | 3% | 4% | 5% |
| Other Scotland | 4% | 5% | 5% | 8% | 8% | 7% | 6% |
| Other UK | 19% | 12% | 26% | 32% | 26% | 17% | 1% |
| Outside UK | 1% | 1% | 2% | 1% | 1% | 1% | 15% |
| Total | 100% | 100% | 100% | 100% | 100% | 100% | 100% |

**Table 2.1: HMA Self-Containment/Migration Outcomes in Dumfries & Galloway 2015/16 – 2020/21**

The evidence underpinning the validation of HMAs is set for each partner area below:

## 2.1 Annan Housing Market Area Validation Outcomes

Analysis of the origins of households purchasing residential properties in the Annan HMA reveals that:

- 53% of property purchasers in Annan originate from the Annan area therefore the sub-area area can be regarded as a relatively self-contained Housing Market
- Of the remaining HMAs in Dumfries & Galloway, the Dumfries HMA exerts the greatest influence on Annan, with 17% of all transactions arising from purchasers in this area. The remaining Dumfries & Galloway HMAs have very limited influence on the Annan housing market
- Elsewhere, the wider UK housing market has a notable influence on the Annan market (12%) which is higher than the proportion of sales made to households in adjacent local authorities or from the Northwest of England
- In-ward migration from across Scotland is far lower in comparison, comprising just 3% of all house sales.

## 2.2 Dumfries Housing Market Area Validation Outcomes

Analysis of the origins of households purchasing residential properties in the Dumfries HMA reveals that:

- The Dumfries sub-area is the most self-contained of all HMAs with 67% of all housing transactions made by households living in Dumfries
- Overall, 79% of all transactions in Dumfries are made by households living in Dumfries & Galloway, with the Annan HMA accounting for 4% of sales and the Stewartry HMA accounting for 5%. Influence from remaining HMAs in Dumfries & Galloway is negligible
- Whilst there is notable movement from elsewhere in the UK to Dumfries (11%), sales to adjacent local authorities in North and West England account for just 1%.

## 2.3 Eskdale Housing Market Area Validation Outcomes

Analysis of the origins of households purchasing residential properties in the Eskdale HMA reveals that:

- Whilst 62% of all housing transactions in Eskdale are made to households within Dumfries & Galloway, the sub-area falls short of being internally self-contained with 48% of all sales made by Eskdale households
- There is some influence of adjacent sub-areas in Eskdale with 9% of all sales made to households from Dumfries and 3% made to households from Annan
- Whilst house sales from neighbouring Scottish local authorities account for 5% of all sales, neighbouring English authorities account for 8% of sales
- More notable however, is the influence of households moving from elsewhere in the UK at 18%.

## 2.4 Mid-Galloway Housing Market Area Validation Outcomes

Analysis of the origins of households purchasing residential properties in the Mid Galloway HMA reveals that:

- Like the Eskdale sub-area, whilst Mid-Galloway is self-contained within a wider Dumfries & Galloway market area (57%), just 40% of all sales originate from within the sub-area itself
- The influence of transactions made by households from elsewhere in the UK is very significant at 28%
- Whilst there is movement into Mid-Galloway from Dumfries (6%), Stewartry (5%) and wider Scotland (9%), the diversity of origins of those migrating into the area would suggest the Mid-Galloway boundary remains sound despite, low internal containment rates.

## 2.5 Stewartry Housing Market Area Validation Outcomes

Analysis of the origins of households purchasing residential properties in the Stewartry HMA reveals that:

- Whilst 62% of all housing transactions in Stewartry are made to households within Dumfries & Galloway, the sub-area falls short of being internally self-contained with 45% of all sales made by Stewartry households
- Whilst there is notable influence from the Dumfries HMA (12%), no other sub-area could be described as influencing market operation
- Like Mid-Galloway, the influence of transactions made by households from elsewhere in the UK is very significant at 23%, suggesting Stewartry can be best defined using internal containment evidence

## 2.6 Stranraer Housing Market Area Validation Outcomes

Analysis of the origins of households purchasing residential properties in the Stranraer HMA reveals that:

- 54% of property purchasers in Stranraer originate from the Stranraer area therefore the sub-area area can be regarded as a relatively self-contained Housing Market
- Of the remaining HMAs in Dumfries & Galloway, the Dumfries HMA exerts the greatest influence, with 8% of all transactions arising from purchasers in this area, followed by 5% of sales arising from the Mid Galloway sub-area. The remaining Dumfries & Galloway HMAs have very limited influence on the Stranraer housing market
- Elsewhere, the wider UK housing market has a notable influence on the Stranraer market (17%) which is higher than the proportion of sales made to households in adjacent local authorities from the Northwest of England
- In-ward migration from across Scotland is far lower in comparison, comprising just 7% of all house sales.

# 3 Housing Need & Demand Assessment Primary Research

A priority for the Dumfries & Galloway Housing Market Partners in producing an HNDA considered to be robust and credible by the CHMA, was to commission primary research to provide consistent, current, and reliable intelligence on the extent and nature of housing need and demand across the Dumfries & Galloway area. Furthermore, partners identified major limitations in relying solely on secondary data to produce HNDA Core Outputs and housing estimates, namely:

- no credible information on the housing suitability or housing affordability drivers of Dumfries & Galloway households (including limited intelligence on household income and financial circumstances)
- no credible, recent information on household circumstances, housing intensions or aspirations
- no insights on the impact of the Covid-19 pandemic or cost of living crisis on the extent and nature of housing need across Dumfries & Galloway
- limited sample sizes in national secondary data sources offering poor statistical confidence in key measures of housing need
- inconsistencies in data collection, assembly and reporting by Dumfries & Galloway Housing Market Partners, leading to poor data reliability across several key measures of housing need (and particularly in relation to specialist housing requirements)
- very limited ability to disaggregate data to functional HMAs (or sub-areas) using many secondary datasets (which often report by local authority administrative boundaries only).

A key aspect of the 2024 Dumfries & Galloway HNDA study was therefore to commission a large-scale HNDA survey of households living in the Dumfries & Galloway area. The purpose of the HNDA survey was to provide a credible assessment of housing need by property size, type, and tenure across each Housing Market Area. Arneil Johnston commissioned Research Resource (a professional market research agency) to deliver the HNDA household survey, with fieldwork taking place between June and August 2023.

A full technical report detailing the survey methodology, sampling, questionnaire design and data accuracy is available in Appendix A: Dumfries & Galloway HNDA Research Technical Report.

The primary research was designed to meet the information needs of the Housing Market Partnership and fill the gaps identified in a risk assessment of the HNDA evidence base using secondary data alone.

## 3.1 Primary Research Methodology

A hybrid methodology was used for the primary research comprising a statistically robust telephone survey with a representative sample of residents across the Dumfries & Galloway area and across housing tenures. The interview-led telephone survey enabled in-depth questioning and analysis, allowing the capture of detailed responses from the household population.

The telephone survey was augmented with an online survey which was promoted by Dumfries & Galloway Housing Market Partners to capture the views of a wider population and increase the number of interviews achieved. The online survey provided an excellent opportunity to gather the views from a large audience, in a quick and economical way. HMP partners were provided with a survey link and promoted the opportunity to participate in the survey via social media, local authority websites and partner networks.

## 3.2 Questionnaire Design

Arneil Johnston took the lead in questionnaire design ensuring that the HNDA survey fully met research objectives and information needs, with input provided from Research Resource from an operational perspective; ensuring the survey tool flowed, worked from an interviewer viewpoint and was easy to complete for respondents.

Two survey questionnaires were designed, one for the telephone survey and one for the online survey. The telephone survey questionnaire was a more in-depth and detailed survey which allowed full exploration of the issues surrounding housing need and demand. The telephone questionnaire covered the following topics:

- Household tenure and property type
- Suitability of and satisfaction with current home
- Property condition
- Future household formation (next 2 years)
- Future intentions of current households
- Health, care, and support needs (health, adaptations, care and particular forms of housing)
- Household composition
- Household income.

## 3.3 Sample Size and Data Confidence

The aim of Dumfries & Galloway HMP was to undertake research which would achieve statistically robust data and therefore allow conclusions to be drawn about housing need and demand across the Dumfries & Galloway area. The telephone survey was therefore designed to provide a robust and representative sample at a Dumfries & Galloway level. This was achieved by procuring a representative sample of residents across Dumfries & Galloway by tenure and by age of head of household. From a target of 500, a total of 500 interviews were achieved through the telephone survey process, providing data accurate to a minimum of +/-4.4% (based upon a 95% level of confidence at the 50% estimate).

The online survey sought to augment the telephone survey, boosting the statistical confidence of the research sample across Dumfries & Galloway. A total of 557 online survey interviews were achieved, in parallel to telephone interviews, during the fieldwork period.

**The combined total of 1,057 interviews were achieved, providing data accuracy to a minimum of +/-3.12% (based upon a 95% level of confidence at the 50% estimate).**

The aim of calculating sampling errors is to indicate the confidence which you can have in a particular result. Thus, if we find that 50% of the sample behave in a certain way, the key question is the extent to which this percentage may differ from the true population proportion simply because our results are based only on a sample. The sampling error allows you to say, for example, that the true range is likely to fall within the range of, for example 46.9% and 53.1%. This is expressed in the form +3.12%.

Tables 3.1 and 3.2 illustrate the proportion of interviews achieved by housing tenure and household composition in comparison to the Dumfries & Galloway household population. Whilst good representation was achieved across Dumfries & Galloway, there was over representation in owner occupiers and under representation from tenants in the private rented sector. Furthermore, there was under representation of 2 adult households and of respondents in younger age categories.

| Tenure (minus vacant private dwellings and second homes) | D&G 2023 % | HNDA Survey profile % |
|---|---|---|
| Owner occupier | 61.7% | 64.1% |
| Private Rented | 18.1% | 13.9% |
| Social Rented | 20.2% | 22.0% |
| Total | 100% | 100% |

**Table 3.1: Dumfries & Galloway HNDA Survey 2023 Sample Profile by Tenure and Household Population (Source: NRS household population projections 2018 based, projected for 2023)**

| 2023 Household projections by household type | D&G 2023 % | HNDA Survey profile % |
|---|---|---|
| 1 adult | 34.9% | 37.1% |
| 2 adults | 35.5% | 23.0% |
| 1 adult, 1+ children | 5.2% | 7.5% |
| 2 adults, 1+children | 16.8% | 21.1% |
| 3+ adults | 7.6% | 11.3% |
| Total | 100% | 100% |

**Table 3.2: Dumfries & Galloway HNDA Survey 202 Sample Profile by Household Composition and Household Population (Source: NRS household population projections 2018 based, projected for 2023)**

The survey data has therefore been weighted by household composition and tenure to address these imbalances and ensure that the results reported are representative of the overall Dumfries & Galloway population. Reweighting is delivered via snap survey software which compares the expected % of each group (using household projections data) to actual survey outcomes. The software then calculates the expected values and applies the weight to the data to reflect these as follows:

| Variable | Code | Ratio | Expected | % | Actual | % |
|---|---|---|---|---|---|---|
| Tenure | Housing Association or charitable trust | 20.2 | 14104.6 | 20.2% | 230 | 21.8% |
| | Private rent/ tied | 18.1 | 12638.3 | 18.1% | 145 | 13.7% |
| | Owner | 61.7 | 43082 | 61.7% | 671 | 63.5% |
| HHcomp | 2 adults | 24806 | 24806 | 35.5% | 391 | 37.0% |
| | 2 parent family | 11700 | 11700 | 16.8% | 242 | 22.9% |
| | 1 parent family | 3645 | 3645 | 5.2% | 79 | 7.5% |
| | 1 adult | 24379 | 24379 | 34.9% | 222 | 21.0% |
| | 3+ adults | 5295 | 5295 | 7.6% | 119 | 11.3% |

HNDA analysis is then performed using the weighted survey data set which is representative of the Dumfries & Galloway household population by area and tenure.

## 3.4 2023 HNDA Household Survey: Topline Results

A presentation outlining headline survey results from the 2023 Dumfries & Galloway HNDA household Survey is available in Appendix B: Dumfries & Galloway HNDA Household Survey: Topline Results.

The research outcomes arising from the 2023 Dumfries & Galloway HNDA survey provides invaluable insight into the extent and nature of existing and emerging housing need across the Dumfries & Galloway area; and offers clear insight on the extent to which the housing system works well for households and communities. Key headlines are detailed below:


Most households living in the Dumfries & Galloway area live in owner occupied housing (62%), with 20% living in social housing and 18% in the private rented sector. There are high levels of property equity in the Dumfries & Galloway housing market, with 43% of households in owner occupation in outright ownership.

Low rise properties are the predominate type of housing in Dumfries & Galloway, with 84% of homes are either houses or bungalows. Just 15% of households live in flatted accommodation including four-in-a-block and maisonette properties. In terms of property size, 6% of Dumfries & Galloway dwellings have at least 1 bedroom, 36% have 2-bedrooms, 42% have 3-bedrooms with 16% offering 4 or more bedrooms.


The proportion of concealed households is relatively small at 5%, with 95% of households reporting they do not share rooms or amenities with any other households. 68% of Dumfries & Galloway households felt that they have the right number of rooms in their current home to meet the needs of their household. 9% of households have too few rooms to meet their needs with highest proportion in social rented sector at 14%. A higher number of households (23%) are currently under occupying their property.

16% of households advised that they have issues with an outstanding repair and maintenance/property condition. Just over half of Dumfries & Galloway households report that their current home requires no upgrading or improvement works (52%).

Of the remainder, 17% require double glazing, 11% require solar panels/photo voltaics, 11% require a new boiler and 32% require modernising their kitchen and/or bathroom. Whilst 79% report no property condition issues within their current home, 13% of Dumfries & Galloway households live in dwellings with significant dampness with further 2% requiring major structural repair and 4% having a lack of adequate bathroom or kitchen facilities.


A quarter of Dumfries & Galloway households have moved home in the last 5 years with 49% of private rented tenants moving in the last five years compared to 18% of owners.

The main reason for moving was due to the type of properties available (16%) followed by 'to be closer to employment and education' (12%) and 'to be closer to family and friends' (11%). There is evidence of limited housing options and choice across all housing tenures in Dumfries & Galloway with 1 in 10 movers expressing 'no choice' and a move to the 'only place where housing was available'. The main drivers for moving home in Dumfries & Galloway are:

- 16% Type of property available
- 12% To be close to employment or education
- 11% To be close to family/friends
- 11% Only place available

Most respondents were satisfied with their current home (82%) with 53% very satisfied and 29% satisfied. Overall, just 12% of households are dissatisfied with their current home, with notably higher levels of dissatisfaction in the private rented (23%) and social rented sector (20%). Higher levels of dissatisfaction were also evident across households with a health condition or disability (19%).


There is positive evidence of intended household formation across Dumfries & Galloway in the immediate future. 20% of Dumfries & Galloway households state that there is someone living in the household who would like to form a separate household within the next 7 years.

The HMA with the highest proportion of newly forming households in the next 7 years is Dumfries (40%), followed by Annan (16%) and Stranraer 9%). Overwhelmingly, new households aspire to home ownership with 38% stating that buying with a mortgage was their preferred tenure, with 3% buying a property outright as the preference. In contrast, just 18% aspire to access social housing, with 14% aspiring to enter the private rented sector. 16% of new households want to move out with the Dumfries & Galloway area to elsewhere in Scotland.

Most new households (24%) state they want to move for employment reasons when they form independent households, while 13% want to move to attend university/college and 11% to find housing they can afford. Just 8% of respondents said there was nothing that would prevent new formation within their household. In contrast 59% stated that financial constraints may stop a household member moving out of their property and 59% said they would be constrained by a 'lack of housing availability in the areas of their choice'. 16% said that limited jobs or careers opportunities in the Dumfries & Galloway area was a barrier to their household moving out.

Just under a third of households in Dumfries & Galloway (29%) state that they would like to move (21%) or need to move (8%) home in the next two years. Movement across the housing system is most anticipated in the Dumfries area with 51% of households wanting or needing to move to the


area, followed by Stewartry (15%) and Annan (7%). A further 9% of households want or need to move out of the Dumfries & Galloway area altogether.

A high proportion of households would like to move from their current accommodation in the private rented sector (41%) compared to just 13% of households in the owner-occupied sector. This pattern is true for households who need to move, with 18% of private rented sector tenants in this category compared to just 3% of owners. The most common reasons for moving vary for those who would like to move and those who need to move. For households who would like to move the most common reasons are larger property (17%), smaller house (9%) and improved or different type of property. For households who need to move the most common reasons are overcrowded (11%), require a larger property (11%) and need accessible housing (9%). Furthermore, much higher proportions of households under the age of 35 would like to move (40%) than households in middle age (24% of 45-54 years olds want to move home). Just 19% of the 65 and over age groups would like to move. Similarly, there is a greater proportion of single parent families who would like to move home in Dumfries & Galloway (37%) followed by two parent families (32%).

Aspirations to move are highest in the Dumfries HMA (51%), followed by Stewartry (15%) and Annan (7%). Those who would like or need to move home are motivated by the following 6 top main reasons:

| | | | | | |
|---|---|---|---|---|---|
| 16% | Bigger house | 7% | Smaller house | 6% | Improved/ different type of property |
| 6% | Planning for changing health needs | 5% | Reduce housing costs | 5% | Want own home/move out of existing |

Other main reasons given by respondents to move are to be closer to friends or family (4%), require accessible housing to meet health or disability need (4%), current property is too old and in need of repair (3%), need a warmer more energy efficient home (3planning for retirement (3%), to move to level access housing (25) and being evicted by landlord (2%).

The largest majority of households under the age of 35 want to move to access a bigger home (33%). Other key drivers for younger households include being overcrowded (18%), to be near work or study (7%), and to access a different type of property (5%). In contrast, 26% of the over 65 age group would like to move to a smaller property, with 14% due to being unable to maintain the house themselves, and 14% to move to an improved/different type of property.

With the exception of the Annan (48%) and Mid Galloway (52%) almost two thirds of households who would like or need to move home intend to remain in the area they originated from i.e. 81% of movers will remain in Dumfries, 75% will remain in Eskdale, 71% will remain in Stewartry and 61% in Stranraer. A lower proportion of movers intend to stay in Annan (48%), with 19% moving to Dumfries and 22% moving elsewhere in Scotland. In Mid Galloway there are higher than average concentrations of households who require to move to be near work or study (14%) or who are planning for retirement (20%). In Annan there are higher than average concentrations of households who give 'home is temporary' as a reason to move (5%) and planning for changing health needs (13%).


Across Dumfries & Galloway, 42% of households contain someone with a long-term health condition or disability. This ranges from 58% in the Eskdale HMA to 39% in Mid Galloway. Prevalence of long-term health condition or disability by tenure is highest in the social housing sector (63%).

Across Dumfries & Galloway, 20% of households with a health condition or disability have a mobility/physical health problem, followed by 18% who have a long-term condition and physical disability and 14% who have mental health condition. Furthermore, 25% of households with a long-term sick or disabled person do not think their current housing meets their needs well, with 16% stating their home does not meet their needs 'very well' and 9% stating their home is 'not at all well' suited to their needs. There are notably higher proportion of households whose home does not meet their health and disability needs in the private rented sector (36%) and social housing sector (34%). Suitability of household's current home relative to health and disability needs varies across the Dumfries & Galloway HMAs from 31% of households in Mid Galloway to 17% in Stranraer.

Just over half of respondents (66%) said that the location of their property would not be very suitable for someone using a wheelchair or has mobility issues, while 69% said that someone using a wheelchair would not be able to visit without difficulty. Furthermore, 17% of survey respondents feel that someone in their household has unmet need for special forms of housing including:

- accommodation without stairs (11%)
- wheelchair housing (2%)
- specialist housing for older people (1%)
- specialist supported housing (1%).


15% of Dumfries & Galloway households are currently spending more than 25% of their income on mortgage or rent. Over 5% are spending between 31-40% of their income on housing costs. A further 4% of households in Dumfries & Galloway are experiencing extreme housing affordability problems, spending more than 40% on rent and mortgage costs.

Half of respondents are spending more than 10% of their income on heating their homes (50%) with the highest proportion of households social rented tenants (66%) followed by private rented tenants (61%). 64% of households with a person with a long-term health condition or disability are spending more than 10% of their income on heating their home.

Almost one third of Dumfries & Galloway households (34%) describe themselves as experiencing at least one difficulty with meeting housing payments, which ranges from 16% in Eskdale to 43% in Stewartry. Difficulties in meeting housing payments are more prevalent in the private rented sector (39%) followed by social rented sector (32%). Difficulties in meeting housing payments are driven by:

- cost of heating the home (22%)

- unexpectedly high bills (13%)
- increases in mortgage/rent payments (12%)
- interest rate rises (6%)
- illness/disability of self/partner (6%).

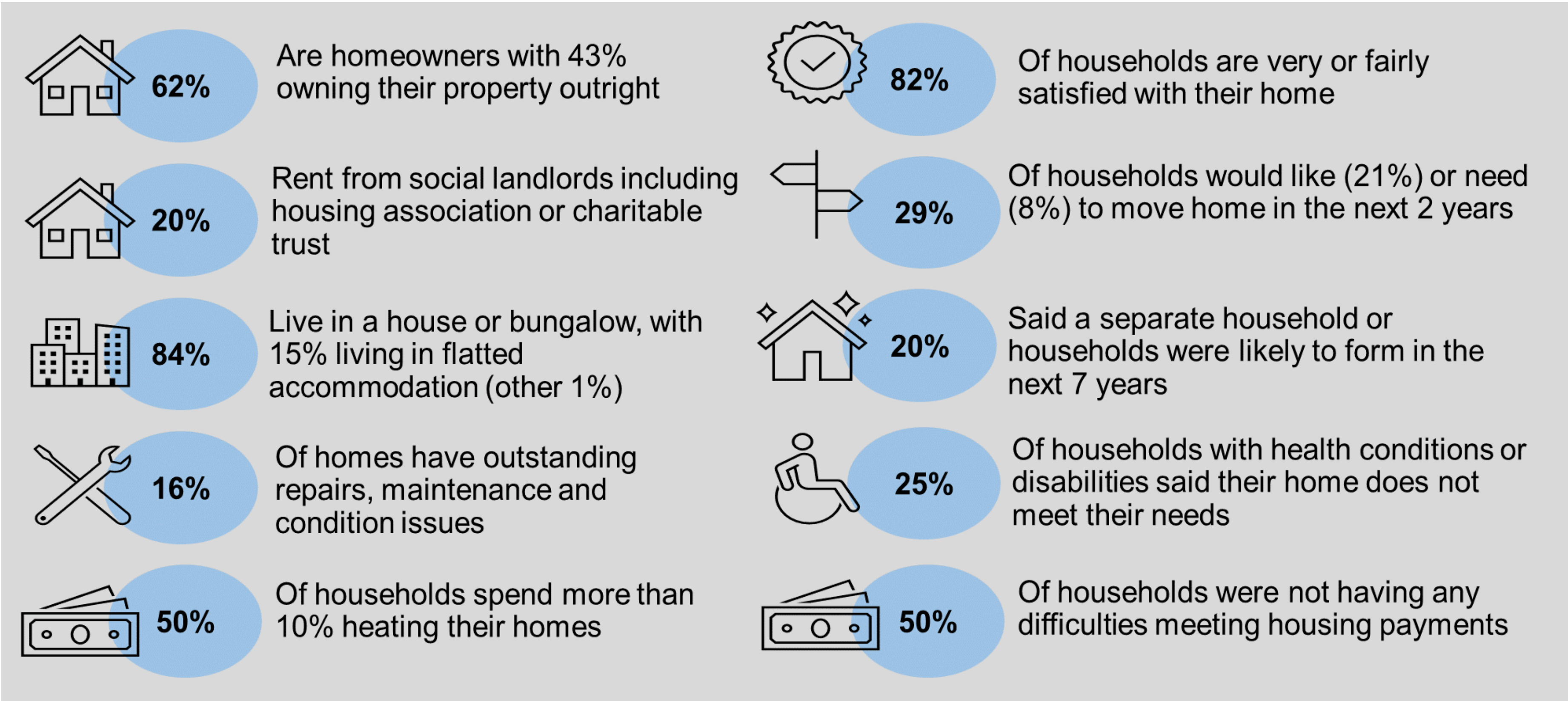

The final element of the household survey asked households to 'think back to the start of March 2020, before the coronavirus lockdown' and to consider which of the following 'best describes how your household was managing financially then and now?'. The results indicate that the pandemic and subsequent cost of living crisis has exacerbated financial inequalities across Dumfries & Galloway.

7% of Dumfries & Galloway households describe themselves as not managing very well and having financial difficulties now, in comparison to 3% pre Covid. One in ten households in Eskdale HMA are currently experiencing financial difficulties or not managing well (14%).

## 3.5 2023 HNDA Household Survey: Overall Outcomes

The 2023 Dumfries & Galloway HNDA household survey has succeeded in delivering credible insight into housing need and demand across the area, providing consistent up to date measures of housing need for the purposes of calculating housing estimates. The level of data accuracy achieved by the survey sample ensures that Housing Market Partners can be confident in using this research to inform housing and development planning policy judgements.

Furthermore, the survey intelligence provides crucial contextual evidence of housing market drivers, housing stock pressures and the need for specialist housing solutions across the area. This insight has been used to meet the requirements of HNDA Core Outputs detailed in Chapters 4 – 7 of this report. Headline findings from 2023 Dumfries & Galloway HNDA Survey can be summarised as follows:



# 4 Core Output 1: Housing Market Drivers

Chapter 4 provides an overview and insight into the housing market drivers across the Dumfries & Galloway area as described in 'Core Output 1' of the Housing Need and Demand Assessment Practitioners Guide (December 2020).

Core output 1 evidence:

*'…identifies the key factors driving the local housing market.*

*This should consider household formation, population and migration, housing affordability including income, house prices, rent levels, access to finance, and key drivers of the local and national economy.*

*This analysis should reflect the data that have been input into the HNDA Tool and the choice of scenarios that are chosen to run the Tool'.*

## 4.1 Core Output 1 Headline Findings

Insight and analysis of Housing Market Drivers focused on the following questions:

**Population profile & projections**

How is the population profile projected to change across the Dumfries & Galloway area?

What does this mean for housing supply?

**Household profile & projections**

How is the household profile projected to change across the Dumfries & Galloway area?

What does this mean for housing supply?

**Housing market profile**

How healthy is the housing market across the Dumfries & Galloway area?

How does this influence the ability of local households to meet housing need?

**Housing affordability profile**

Are housing options affordable in the Dumfries & Galloway area?

Where is there evidence of housing affordability pressures?

**Economic profile**

How healthy is the economy in Dumfries & Galloway?

How might the Dumfries & Galloway economy have an impact on future housing need, demand and supply pressures?

An interactive briefing with a recorded voice over presents the evidence and provides the headline statistics, main findings and key conclusions associated with the analysis of HNDA Core Output 1: Housing Market Drivers Appendix C: Core Output 1 Briefing.

An interactive data book presenting all Core Output 1 evidence aligned to extensive housing market analysis, can be accessed here: Appendix D: Core Output 1 Databook. This interactive data book presents Core Output 1 evidence in detailed graphs, tables and aligns statistical evidence to summary findings and conclusions at both a Dumfries & Galloway and where possible HMA level.

The key housing market drivers influencing the operation of the Dumfries & Galloway housing system are summarised as follows:

**Population profile & projections**

Over the last 20 years, the population living in the Dumfries & Galloway area grew by just 1%. Although net migration has been positive since 2011/12, population growth in Dumfries & Galloway has been consistently negative until 2021. Projections to mid-2043 indicate a decline in population, with the over 75's being the fastest growing age cohort. This has implications for housing and social care interventions.

**Household profile & projections**

In 2021, there were an estimated 70,405 households living in Dumfries & Galloway, an increase of 3.45% since 2011. Recent household projections produced by the National Records of Scotland estimate that the number of households living in Dumfries & Galloway will decrease by 1% over the next 20 years fuelled by a growth in smaller households.

**Housing market profile**

Between 2012 & 2022 the volume of house sales increased by 38% in Dumfries & Galloway. House prices have grown steadily over the same period by 26%. House sales analysis show the range in average house prices across Dumfries & Galloway from £140k in Stranraer to £197k in Stewartry.

**Housing market access**

Market affordability analysis reveals that households must spend up to 5 times the local median income to afford the median house price in Dumfries & Galloway.

In some HMA's this increases to 6.5 times. This is well in excess of the typical 3.9 X's multiplier used for mortgage purposes.

**Housing affordability**

The affordability of housing options in the Dumfries & Galloway rental market varies substantially by housing tenure. 72% of households can afford social renting in Dumfries & Galloway without subsidy, however social housing accounts for just 22% of total stock. 40% of households cannot afford lower quartile house prices in Dumfries & Galloway and 68% cannot afford the average house price.

**Economic profile**

From 2008-21, Gross Added Value (GAV) grew by 36% in Dumfries & Galloway with the GAV per head 18% lower across Dumfries & Galloway (£43,508) than Scotland (£53,357). Average Dumfries & Galloway weekly pay equals £639.30 compared with the Scottish average of £732.30.

## 4.2 Core Output 1: Key Issues – Dumfries & Galloway Housing Market Drivers

The assembly of Core Output 1 of the HNDA has provided Dumfries & Galloway Housing Market Partners with a clear, evidence-based understanding of:

- key demographic factors and how these are driving the Dumfries & Galloway housing market
- key affordability factors and how these are driving the Dumfries & Galloway housing market
- key economic factors and how these are driving the Dumfries & Galloway housing market.

<table>
<tr><th colspan="2">Dumfries & Galloway HNDA: Core Output 1: Housing Market Drivers</th></tr>
<tr><th>LHS & Development Plan</th><th>Key Issues identified in the HNDA</th></tr>
<tr><td>Demographic issues for the local housing market</td><td><ul><li>Population decline: The population of Dumfries & Galloway grew by 1% between 2001 and 2021 compared with an 8% growth across Scotland. Furthermore, the population declined by -1.7% in Dumfries & Galloway between 2011 and 2021 which is again lower than the national rate (which increased by 3.4% over the same period).<br><br>During this time, inward migration was less than the rate of natural change across Dumfries & Galloway by approximately 2,500 individuals, resulting in overall population decrease. Dumfries & Galloway's population growth is projected to decline further between 2018 and 2043, with an average annual decrease of 500 people creating an overall projected decrease in population of -8.4%. This compares to a projected increase in the national population of 2.5% over the same period.</li><li>Ageing population: Since 2001, population change across the Dumfries & Galloway area has been marked by an ageing population with a 37% increase in those aged 65+ and a 58% increase in the 85+ age group.<br><br>There has also been an 18% overall reduction in the number of young people aged 0-15 across Dumfries & Galloway relative to an overall reduction in Scotland of 6%.<br><br>Population ageing is projected to continue with a 15% increase in those aged over 65 and a 38% increase in those aged 75+ between 2023 and 2042. The 85+ age groups will increase at a higher rate over the same 20 years period across Dumfries & Galloway with a 69% increase in the male 85+ population and 46% increase in the female 85+ population. Notably, during this period, negative growth is projected for those of working age, with a 16% decline across Dumfries & Galloway.<br><br>These projections could have a significant impact on the sustainability of the Dumfries & Galloway economy and will necessitate housing, health and care interventions that enable the growing population of older people to live independently and well</li><li>Inward migration: Since 2003, whilst inward migration has extremely volatile (ranging from over 1,100 households in 2003 to negative migration in 2012), overall, there has been a 27% increase in the rate of inward migration into Dumfries & Galloway. A drop in net migration prior to the financial crash in 2012 and limited growth in migration since the Brexit Referendum in 2016, has seen net migration in Dumfries & Galloway slowing for much of the last 2 decades. However, there is recent evidence of a Covid-19 related increase in net migration to the area. In 2020/21, the population grew by 0.3%, driven by inward migration of 1,093 working age adults to the area alongside 323 children.<br><br>Over the last 20 years, on average, working aged people (16-64) have had the highest net migration rates into Dumfries & Galloway, with an average 314 households moving into</li></ul></td></tr>
</table>

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| | Dumfries & Galloway per year. This compares to average net migration of 62 older households per annum.<br>• **Decreasing household numbers & size:** Against a backdrop of projected population decline in Dumfries & Galloway (-8.4% from 2018 to 2043), National Records of Scotland (NRS) estimate that the number of households living in Dumfries & Galloway will continue to marginally decline (-1% between 2023 and 2042) based on the principal household projections. This compares to a projected 6% growth across Scotland and is significantly less than household growth achieved in Dumfries & Galloway between 2011 and 2021 (3.45%). This household projection increases to 0% using the high migration scenario<br>Within these household projections, the number of 75+ year old head of households in Dumfries & Galloway will grow by 45% over the next 20 years whilst every other age group will decline.<br>The principal projections also suggest that single person households will be subject to the greatest growth levels in Dumfries & Galloway with 4.36% projected between 2023 – 2043. Every other household type is subject to decreases with the largest decline evident in 3+ adult households (-10.52%). According to 2023 HNDA survey data, the most common household type in Dumfries & Galloway is 1 adult household amounting to approximately 34.4% of households. Housing delivery plans will therefore need to be aligned to an ageing and increasingly single person household profile. |
| Affordability issues for the local housing market | • **Household incomes:** According to Scottish Government income estimates for 2018, median incomes across Dumfries & Galloway (£26,520) are lower than the Scotland median of £28,600.<br>Between 2014 - 2018, Dumfries & Galloway median household incomes remained static at £26,520. Across the Dumfries & Galloway area, median incomes range from £23,400 in Annan to £27,560 in Stewartry.<br>• Analysis of LLHIE lower quartile incomes suggests that, in line with the static growth in median incomes between 2014 and 2018, lower quartile incomes also remained static across Dumfries & Galloway at £16,120. Having said this, lower quartile income growth across Dumfries & Galloway Housing Market Areas has varied significantly over this period from a growth of 7% in Stranraer & Eskdale (£16,640 in 2018) to a decline of 13% in Annan (£14,040 in 2018).<br>• Furthermore, benchmarking lower quartile income estimates from 2018 (£16,120, LLHIE) to 2023 CACI Paycheck benchmarks (£17,982), suggests overall income inflation of almost 12%. This trend analysis suggests that whilst lower quartile incomes in Dumfries & Galloway have increased since 2018, relative to house price inflation in the area over the last decade (26% from 2013-23), households will have experienced have experienced significant real term decline. As a result, households with modest incomes across Dumfries & Galloway |

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| | will increasingly find housing market access extremely challenging, if not indeed out of reach.<br>• Scottish Government median income estimates derived from the HNDA toolkit for Dumfries & Galloway (£26,520 in 2023) are notably lower than median income measures derived from 2023 CACI data (£31,483). The Scottish House Condition Survey 2017-2019 shows average incomes in Dumfries & Galloway (£26,000) which are lower than the average for Scotland at £29,100 but more comparable to the Scottish Government LLHIE income projections.<br>Scottish House Condition Survey income estimates suggests that households in social housing across Dumfries & Galloway have incomes which are on average £11,500 lower than their counterparts in owner occupation and £7,900 lower than those in private rented. Likewise, older households consistently have lower incomes (on average £19,300 lower (50%) than family household types.<br>• **Access to Mortgage Finance:** Analysis from Bank of England data detailing residential loans provided via the FCA, shows that first time buyer mortgages accounted for 21-24% of all mortgage loans between 2015-23, with a rise of almost 3% taking place between 2021 and 2023.<br>• The percentage of home-owners re-mortgaging accounted for almost 35% of all mortgages in Q1 2023 which is its highest rate since 2020. The Covid pandemic coupled with stricter bank lending requirements on large LTV mortgages have played a role with the figure for 2021 bouncing back to previously seen levels.<br>• In Q4 2022, the mean Loan-to-Value (LTV) ratio on new mortgages to first-time buyers in Scotland stood at 82.1%, the same % as at Q4 2021. Meanwhile, the mean LTV ratio for home movers in Scotland stood at 70.1% in Q4 2022, down 1.1% on the previous year (Source: Scottish Housing Market Review Q1 2023). This may signal the return of high LTV ratio mortgages, whose availability fell substantially during the beginning of the coronavirus pandemic.<br>• Analysis of Bank of England data on lending multiples reveals that for buyers on a single income, the most consistent lending multiple is 4.0 or over in 2023. For joint income borrowers, the most consistent LTV income multiple is 3 or over, representing 45% of all loans in Q3 of 2023. As the affordability calculation in the HNDA Toolkit uses a default LTI of 3.2 this analysis suggests there is no strong case to change this with 3.00 or over LTI (joint income) being the most recurring lending multiplier between 2015 and 2023.<br>• **Home Ownership:** Following recovery from the housing market crash in 2012, there has been a significant increase of almost 38% in house volume sales in Dumfries & Galloway between 2012/13 and 2022/23. This is very similar to the national position with an almost 39% increase in volume of sales between 2012/13 and 2022/23. In the last 5 years there has been a decrease of 4% within Dumfries & Galloway slightly higher than |

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| | the national position which has decreased by 1% since 2018/19. The pandemic has impacted house sales nationally in the last 5 years but numbers are beginning to show pre pandemic levels.<br>• **House price analysis:** House prices have grown steadily in Dumfries & Galloway over the last 11 years and on average by 26% between 2012 and 2023. 41% of households in Dumfries & Galloway cannot afford to access home ownership at market entry levels and 61% cannot afford median house prices.<br>Detailed analysis of house prices reveals a 30% increase in the average house price across Dumfries & Galloway from £140,859 in 2017/18 to £183,002 in 2022/23. This analysis also shows a slowing of house price inflation across the pre-Covid period (average 1% increase per annum 2012-2019) relative to the average 6% increase per annum experienced over the last 4 years (2019-2023) which is higher than the national level of 5%.<br>Lower quartile house prices increased by just 4% in the 3-year period from £86,000 in 2018/19 to £89,500 in 2020/21. Having said this, this overall inflation rate would appear to be fueled by notable deflation in the Eskdale HMA relative to increases in Mid Galloway (8%), Stewartry (7%) and Stranraer (7%).<br>Despite this, market access remains extremely challenging. Across Dumfries & Galloway in 2021, households would require to spend on average 5.18 times the median income to afford the median house price, with variances from 4.51 in Mid Galloway to 6.48 in Stewartry. This income to house price ratio rises to 5.56 times for households at the 25th percentile of incomes meeting the 25% percentile of house prices, ranging from 4.39 in Eskdale to 7.05 in Stewartry. If house prices continue to rise, a greater range of affordable and intermediate housing options will be required across the Dumfries & Galloway area.<br>• **Private Renting:** The average private rented sector rent in Dumfries & Galloway in 2023 was £562.84. This is an increase of 15% since 2012, and a rise of 9% since 2017. In 2023, Dumfries & Galloway private sector rents were 38% lower than the Scottish average of £920.62.<br>Rental inflation by property size between 2012 and 2022 is reasonably consistent with 1, 2 & 3-bedroom rents increasing by 8%. Rental inflation in 4-bedroom property rents is notably higher at 23%, with an overall Dumfries & Galloway trend of 15%.<br>Local Housing Allowance rates for Dumfries & Galloway are lower than the average private rent in Dumfries & Galloway by 13%. Based on a 30% income to rent ratio, 37% of households in Dumfries & Galloway cannot afford private rented sector rents, with a further 30% of who cannot afford Mid-Market Rent levels.<br>• **Social Renting:** RSL rents have a monthly average of £445.68, this is higher than the national average of £427.12. Whilst RSL rents are affordable for 72% of households, the remaining 28% require some form of subsidy to meet housing costs.<br>• **Diminishing affordability levels:** Dumfries & Galloway HNDA 2023 survey data estimates 15% of households in the Dumfries & Galloway area spend more than 25% of their income to meet |

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| | rent or mortgage costs, with 9% spending more than 30%. Those spending more than 25% on housing costs ranges from 20% of households in Stewartry to 6.5% of households in Stranraer. This profile aligns to the proportion of outright owners in each area with 50% of all households in Stranraer outright owners to 45% in Stewartry. Overall, across Dumfries & Galloway, 43% of households enjoy outright ownership of their home.<br>• The Covid-19 pandemic has seen housing affordability levels diminish across the Dumfries & Galloway area with more than double the number of households experiencing financial difficulties post pandemic than pre pandemic. Housing solutions for lower income households need careful consideration as most options, even at entry level, are unaffordable. |
| Economic issues for the local housing market | • **Economic Growth**: From 2008-21, Gross Value Added (GVA) per head has increased by 36%, from £31,950 to £43,508, in Dumfries & Galloway. However, overall GVA in Dumfries & Galloway is lower than Scotland's productivity per head by 18% (£53,357).<br>• **Employment**: 61,800 people were employed in Dumfries & Galloway in 2021, with the employment levels decreasing by 5.1% between 2012 and 2021. Key industries in Dumfries & Galloway include (i) Agriculture, Forestry, and Fishing and (ii) Construction which between them account for 44% of all employment opportunities in the region. Average Dumfries & Galloway weekly pay equals £506.60 which is significantly lower than the mean for Scotland (£599.20).<br>Lower wage rages reflects the income inequality in the Dumfries & Galloway economy with 40% of the household population earning less than £25k per annum and 34% earning more than average incomes at £45k.<br>• **Unemployment**: Economic inactivity in Dumfries & Galloway accounts for 26% of the population, with the claimant count rate for income related benefits sitting on average at 2.9%, less than Scotland's claimant count rate of 3.3%.<br>• **The South of Scotland Regional Economic Strategy 2021 - 2031** sets out a bold vision, for the South of Scotland to be 'Green, Fair and Flourishing' by 2031. The Strategy targets a significant shift in the region's economic performance, its outward profile, and the way by which wealth is created by and shared amongst people. To achieve this, a strategic framework with 6 themes is defined including:<br>o Theme 1: Skilled and ambitious people<br>o Theme 2: innovative and enterprising<br>o Theme 3: Rewarding and fair work<br>o Theme 4: Cultural and creative excellence<br>o Theme 5: Green and sustainable economy<br>o Theme 6: Thriving and distinct communities.<br>• **Economic growth: Borderlands Inclusive Growth Deal** is a regional deal designed to boost economic growth across the |

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| | South of Scotland and North of England. It aims to deliver transformational investment to drive economic growth by investing over £350 million, with £150 million targeted to the South of Scotland. The overall vision for the Borderland Growth Deal is summarised as "working together to deliver transformative change across the region to maximise the benefits of inclusive growth". The Growth Deal will deliver clear change in the Borderlands economy through inclusive and sustainable growth, including:<br>o an additional 5,500 job opportunities<br>o an additional 4 million extra tourists to the area<br>o improved mobile and digital connections<br>o unlocked investment in towns across the area<br>o generating around £1.1 billion of value for the UK economy<br>• Specific proposals within the Borderlands Inclusive Growth Deal aimed at growing the Dumfries & Galloway economy include:<br>o **Chapelcross:** The former nuclear power station at Chapelcross, near Annan in Dumfries and Galloway, will be redeveloped as a strategic employment site. A Strategic Outline Case was produced in 2021 which indicated that Chapelcross had the capacity to create up to 2,600 additional jobs. This is one of the key projects in the Borderlands Inclusive Growth Deal which also includes Stranraer Marina and Dairy Nexus as key employment growth opportunities for Dumfries and Galloway. Further work is underway to review high-level investment and job creation figures, however it is clear there is a major opportunity to stimulate significant inward growth for the area<br>The 210-hectare Chapelcross site offers a unique opportunity for the development of a high-quality green energy and advanced manufacturing regional employment centre, acting as a transformational project within the region and making a significant contribution to meeting the UK's net zero targets. Over £20 million will be invested in improving site connectivity and access, as well as initial phases of site servicing to make the site investment ready. The Nuclear Decommissioning Authority is working closely with the Borderlands councils and other partners to deliver the project.<br>o **Stranraer Marina:** This project is the flagship project among many to regenerate the waterfront and revitalise the Stranraer economy. It will support a future for Stranraer and Loch Ryan as a vibrant, distinctive marine leisure destination. In association with other investments through the UK Government Levelling Up Fund, more than £30 million will be invested in Stranraer over the next 3 years creating new jobs and drawing in new visitors.<br>o **Dairy Nexus:** The Dairy Nexus project being delivered by higher education body SRUC will drive transformational research and innovation to decarbonise the dairy sector and move it towards a circular bioeconomy. In doing so, Dairy Nexus will deliver significant and inclusive regional growth to |

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| | underpin the rural communities that are so important to the Borderlands economy and its regional identity.<br>○ **Business Infrastructure:** In Dumfries and Galloway the Council is leading a programme to establish new sites for local businesses and industries. Three sites have been identified across the region with investment in excess of £13 million planned to develop and service land in Annan, Castle Douglas and Newton Stewart |

**Table 4.1: 2024 Dumfries & Galloway HNDA Key Issues - Core Output 1 Housing Market Drivers – Dumfries & Galloway Housing Market Area**

## 4.3 Evidencing HNDA Scenarios - Key Housing Market Drivers

Whilst the national economic context is uncertain against a backdrop of recovery from Covid-19, cost of living crisis and inflationary pressures, the Dumfries & Galloway economy has strong potential to grow and support a very buoyant housing market. There is clear evidence of housing market pressure, both in terms of market access and housing affordability. To relieve these pressures, there is appetite across the Dumfries & Galloway HMP to pursue housing and land-use interventions which enable a growth in housing delivery. It is recognised that the main objective of the Borderlands Growth Deal is to grow and diversify the Dumfries & Galloway economy through improved skills levels, business growth, increasing the working age population and business productivity, and it is important that the housing system plays its part in achieving this.

NRS high migration projections for the Dumfries & Galloway area project a 0% growth in the number of households over the next 20 years, which is significantly lower than the projected growth in Scotland at 8%. Furthermore, as this projection represents a significantly lower increase than the growth in the Dumfries & Galloway household population achieved in the last 20 years (10%); the Dumfries & Galloway HMP do not consider this projection a credible scenario in the context of the Dumfries & Galloway Growth Deal investment framework. Static household growth assumes zero growth in the Dumfries & Galloway housing market and economy, which is contradictory in the context of a transformational economic development strategy. On this basis, housing estimates based on an HNDA household growth scenario is the preferred scenario of housing market partners who want to ensure housing plays a proactive role in growing the local economy.

Whilst evidence of housing market inflation can be identified in Dumfries & Galloway, the volatility of the current housing market given current interest rate pressures makes future housing market operation challenging to gauge. On this basis, the Dumfries & Galloway HMP consider real trend growth in housing costs to offer the most credible baseline assumption as the basis for establishing area housing estimates.

Furthermore, accelerated income growth or redistribution given the economic uncertainties associated with the current inflationary climate, make future economic assumptions and projections challenging. Having said this, the Borderlands Inclusive Growth Deal should provide a framework to balance this risk. Therefore, taking evidence of housing market drivers into account, Dumfries & Galloway Housing Market Partners agree that the scale of ambition for the Dumfries & Galloway economy needs to be matched by a similar ambition to grow future housing delivery. There is recognition that Dumfries & Galloway is amid a program of economic transformation and that housing, land use planning and economic development plans must be aligned if:

*"We will be a region of opportunity and innovation – where natural capital drives green growth, ambition and quality of life rivals the best in the UK, communities are empowered and cultural identity is cherished, enabling those already here to thrive and attracting a new generation to live,*

*work, visit, learn and invest in the South of Scotland". (South of Scotland Regional Economic Strategy 2021-31)*

## 5 Core Output 2: Estimating Future Housing Need and Demand

Chapter 5 provides an overview of the evidence and calculation used to estimate the number of additional housing units required to meet housing need and demand across Dumfries & Galloway as described in 'Core Output 2' of the Housing Need and Demand Assessment Practitioners Guide (December 2020).

Core Output 2 evidence should:

*'Explain how partners have estimated the number of new homes that are likely to be required over the next 20 years to meet local need and demand. These housing estimates are then disaggregated by tenure, based primarily on a household's ability to afford:*

- *Market housing (owner occupation)*
- *Market rents (the PRS)*
- *Below market rent or Mid-market rents*
- *Social housing rents.*

In assessing housing requirements by tenure, Dumfries & Galloway housing market partners have opted to use the term 'below market housing' instead of 'below market rent' or 'mid-market rent'. The term 'below market housing' refers to a range of subsidised intermediate housing tenures including mid-market rent, shared equity/ownership and other forms of low-cost home ownership.

Estimates are based on the outputs of the HNDA Tool, which has been developed by the Scottish Government's Centre for Housing Market Analysis (CHMA). The tool is an Excel-based platform intended to produce broad, long-term measures of future housing need rather than precise estimates.

The Scottish Government's HNDA calculation tool is prepopulated with data to estimate the number of new homes needed in the area. The HNDA tool works by projecting the number of new households who will require housing across the Dumfries & Galloway area by considering existing households who need new homes PLUS new households who will need homes in the next 20 years.


Partners can adjust the tool using local evidence of housing need and housing pressures.

Underpinning the primary inputs to the tool that form the basis of the HNDA calculation, is an affordability assessment which splits overall housing estimates into the requirement for different housing tenures.

This calculation works by applying the following assumptions to input data on household incomes and housing costs (including house prices and rental values).

Scenarios on housing affordability can then be developed by varying economic, market and affordability assumptions, which affect the tenure split of housing estimates, but which do not have an impact on the overall requirements. These assumptions include testing scenarios on income growth, income distribution, house prices and market rent inflation.


The model also assumes how long it will take to address the backlog of households in existing homes which are not suitable for the needs of the household. Whilst this can be varied, it is typically assumed that existing housing need will be met over a five-year period (which is the default assumption within the HNDA toolkit) and the assumption made by the Dumfries & Galloway Housing Partnership.

The HNDA tool, enables partners to test scenarios to derive housing estimates with the HNDA Guidance encouraging partnerships to prepare a range of estimates for consideration. Dumfries & Galloway partners produced three baseline scenarios against default settings within the HNDA toolkit. The various assumptions which underpin each scenario are summarised as follows:

| Household Projections | Default | Scenario 1 | Scenario 2 | Scenario 3 |
|---|---|---|---|---|
| Household Projections | 2018 Principal | 2018 Principal | 2018 High | 2018 Principal |
| Growth + | 0% | 0% | 0% | 0.25% Growth 20 Years |
| Existing Need | Default | Scenario 1 | Scenario 2 | Scenario 3 |
| Existing Need | LA HOTOC | Local Estimate | Local Estimate | Local Estimate |
| Years to clear backlog | 5 | | | |
| Income, Growth & Distribution | Default | Scenario 1 | Scenario 2 | Scenario 3 |
| Income Data | SG Income Data | | | |
| Growth in median income scenario | Moderate Real term (Default) | | | |
| Change in income distribution | No Change (Core Default) | | | |
| Prices and Affordability | Default | Scenario 1 | Scenario 2 | Scenario 3 |
| Trend Growth | Trend Growth (Core default) | | | |
| Percentile | 25% | 25% | 25% | 25% |
| Income Ratio | 3.9 | 3.9 | 3.9 | 3.9 |
| Split Need into tenure | | | | |
| Rent Growth Assumption | Trend Growth (Core default) | | | |
| Proportion of market who buy | 60% | 60% | 60% | 60% |
| Upper income-to-rent threshold | 25% | 25% | 25% | 25% |
| Lower income-to-rent threshold | 35% | 35% | 35% | 35% |

**Table 5.1: 2023 Dumfries & Galloway HNDA Calculation Baseline Assumptions**

## 5.1 Dumfries & Galloway HNDA Scenarios and Assumptions

Informed by the evidence assembled in Core Output 1: Housing Market Drivers; three HNDA scenarios were developed providing an upper and lower range of housing estimates across the Dumfries & Galloway area. Tables 5.2 – 5.5 set out the assumptions that underpin each scenario and as a benchmark, the assumptions which offer default settings in the HNDA toolkit. The evidence that has underpinned the selection of each assumption is also detailed:

| HNDA Scenario: HNDA Toolkit Default for Dumfries & Galloway | | |
|---|---|---|
| HNDA Model Input | Assumption | Evidence/justification |
| Households | Principal household growth | HNDA Toolkit Default Settings |
| Existing need | HoTOC utilised and affordability filter is off (i.e., all households in existing need to be met by social rent)<br>Dumfries & Galloway HoTOC = 265 | |
| Years to clear existing need | 5 years | |
| Income growth | Moderate real terms growth 2.5% | |
| Income distribution | No change in income distribution. Point of income distribution set at 25th and 75th percentile | |
| House prices | Trend growth 1.6% per annum | |
| Affordability | Entry to home ownership set at the 25th percentile house price; 3.9x lower quartile income | |
| Rental threshold | If 35% of income spent on rent – household is suitable for social rent | |
| Rental growth | Trend growth 1.6% per annum | |

**Table 5.2: Dumfries & Galloway HNDA Tool Default Assumptions**

| HNDA Scenario 1: Dumfries & Galloway Principal Scenario | | |
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| Overview: This scenario represents the HNDA Tool default settings with all income and house price assumptions being based on the economic outlook for Scotland in 2024. Existing need is updated based on locally generated existing need figures. | | |
| HNDA Model Input | Assumption | Evidence/justification |
| Households | Dumfries & Galloway principal household growth = -1% | NRS principal household projections for the Dumfries & Galloway area project a decline in the number of households by 1% over the next 20 years (2023-2043), which is significantly lower than the projected growth rate in Scotland over the same period (8%). This projection is notably lower than household growth rates in Dumfries & Galloway over the last decade (3.5% between 2011-21) and last 2 decades (10% between 2001-21) |
| Existing need | Dumfries & Galloway existing need (local estimate) = 3,014<br>• Annan HMA = 528<br>• Dumfries HMA = 1,188<br>• Eskdale HMA = 37<br>• Mid Galloway HMA = 138<br>• Stewartry HMA = 815<br>• Stranraer HMA = 309 | Detailed in Section 5.1: HNDA Backlog: Estimate of Households in Existing Need |
| Years to clear existing need | 5 years<br>Backlog clearance assumes housing need will be met across tenure using the HNDA toolkit affordability calculation and <u>not</u> the default setting assumption that all backlog need will be met by social housing. | HMP partners agreed that based on HNDA survey evidence which shows that households in unsuitable housing across various backlog housing needs, currently reside in a diversity of housing tenures and are likely to seek alternative housing across a similar tenure profile. Applying the affordability calculation to backlog housing need therefore enables a more realistic approach to estimating future housing requirements arising from existing households.<br>However, in a worst case scenario where all backlog need households require to access social housing to address unsuitability issues, a 5 year clearance period is considered reasonable relative to annual affordable housing supply across Dumfries & Galloway. Based on recent social |

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| | | housing turnover rates in existing stock (8%, c. 1,087 lets per annum), plus capacity for new social housing delivery projected in the Dumfries & Galloway Strategic Housing Investment Plan 2023/24 -2026/27 (c. 345 units per annum); meeting existing housing need fully over 5 years would require c. 46% of all affordable supply per annum to address the current estimated backlog (inclusive of the homeless backlog). This is considered a realistic and feasible assumption by the as it largely reflects priority bandings within the Homes4D&G choice based lettings policy.<br>Furthermore, partners had no appetite to extend the period that households in Dumfries & Galloway would spend in unsuitable housing for longer than a 5-year term. |
| Income growth | Moderate real terms growth 2.5% | Moderate real term growth is selected by the Dumfries & Galloway HMP given the economic uncertainty associated with the current economic context (16% less households described themselves as managing well financially in Dumfries & Galloway in 2023 than was the case in 2020 pre-pandemic). Whilst cost of living pressures including the high inflationary environment may negatively impact on income growth, the Borderlands Growth Deal and implementation of a progressive economic development strategy should at a minimum, balance these risks. |
| Income distribution | No change in income distribution. Point of income distribution set at 25th and 75th percentile | There is evidence that between 2014 and 2018 median incomes remained static in Dumfries & Galloway with a higher rate of increases achieved by the top 10% (6%) than the bottom 10% (0%) (source: Scottish Government Low Level Household Income Estimates). Income distribution stability is selected despite evidence of a slightly higher % of Dumfries & Galloway households experiencing financial hardship (4%) over the last 3 years; given scale of ambition to grow the Dumfries & Galloway economy via the Borderlands Inclusive Growth Deal and South of Scotland Regional Economic Strategy. This growth will be driven by up to £70M of direct investment in the Dumfries & Galloway economy, as part of a £150M investment in the South of Scotland; enabling local people to develop the skills needed to access high quality jobs, and tackle imbalances in key sectors of the Dumfries & Galloway economy. |

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| House prices | Trend growth 1.6% per annum | Default assumption selected. Whilst aggregate annual growth in Dumfries & Galloway house prices over the last 10 years has equaled 2%, there is evidence of housing market slowdown. House prices in Dumfries & Galloway fell by 3.5% between November 2022 (£167,196) and November 2023 (£161,311) (Source: UK House Price Index Scotland: November 2023 |
| Affordability | Entry to home ownership set at the 25th percentile house price; 3.9x lower quartile income | Default assumptions selected – despite uncertainty in the economic context for Dumfries & Galloway, the scale of ambition in the Borderlands Growth Deal and South of Scotland Economic Strategy should at a minimum hold any worsening of housing induced poverty. |
| Rental threshold | If 35% of income spent on rent – household is suitable for social rent | |
| Rental growth | Trend growth 1.6% per annum | Default assumption selected. Except for 4-bedroom property rents which have increased by 12% in the last 4 years, rents in the Dumfries & Galloway BRMA have remained relatively static |

**Table 5.3: Dumfries & Galloway HNDA Scenario 1: Principal Household Projection and Local Existing Need Estimate**

<table>
<tr><th colspan="3">HNDA Scenario 2: Dumfries & Galloway High Migration Scenario</th></tr>
<tr><td colspan="3">Overview: This scenario assumes limited impacts of macro-economic challenges, with economic risks mitigated by an ambitious Dumfries & Galloway economic development strategy underpinned by the Borderlands Inclusive Growth Deal which drives migration to the area as a result of committed investment in jobs and infrastructure. This scenario is characterised by moderate real terms income growth, static income distribution, real term trend house price and rental growth.</td></tr>
<tr><td>HNDA Model Input</td><td>Assumption</td><td>Evidence/justification</td></tr>
<tr><td>Households</td><td>Dumfries & Galloway high migration = 0%</td><td>NRS high migration household projections for the Dumfries & Galloway area project zero growth in the number of households over the next 20 years, which is significantly below than the projected growth rate in Scotland (8%).<br>As this growth rate represents a substantial reduction in household growth beyond the rate achieved in Dumfries & Galloway over the last 2 decades (10%), partners have assumed this as worst-case scenario in the context of the South of Scotland Economic Strategy.</td></tr>
<tr><td>Existing need</td><td>Dumfries & Galloway existing need (local estimate) = 3,014<br>• Annan HMA = 528<br>• Dumfries HMA = 1,188<br>• Eskdale HMA = 37<br>• Mid Galloway HMA = 138<br>• Stewartry HMA = 815<br>• Stranraer HMA = 309</td><td>Detailed in Section 5.1: HNDA Backlog: Estimate of Households in Existing Need</td></tr>
<tr><td>Years to clear existing need</td><td>5 years<br>• Backlog clearance assumes housing need will be met across tenure using the HNDA toolkit affordability calculation and <u>not</u> the default setting assumption</td><td>HMP partners agreed that based on HNDA survey evidence which shows that households in unsuitable housing across various backlog housing needs, currently reside in a diversity of housing tenures and are likely to seek alternative housing across a similar tenure profile. Applying the affordability calculation to backlog housing need therefore enables a more realistic approach to estimating future housing requirements arising from existing households.</td></tr>
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| | | |
|---|---|---|
| | that all backlog need will be met by social housing. | However, in a worst case scenario where all backlog need households require to access social housing to address unsuitability issues, a 5 year clearance period is considered reasonable relative to annual affordable housing supply across Dumfries & Galloway. Based on recent social housing turnover rates in existing stock (8%, c. 1,087 lets per annum), plus capacity for new social housing delivery projected in the Dumfries & Galloway Strategic Housing Investment Plan 2023/24 -2026/27 (c. 345 units per annum); meeting existing housing need fully over 5 years would require c. 46% of all affordable supply per annum to address the current estimated backlog (inclusive of the homeless backlog). This is considered a realistic and feasible assumption by the as it largely reflects priority bandings within the Homes4D&G choice based lettings policy.<br>Furthermore, partners had no appetite to extend the period that households in Dumfries & Galloway would spend in unsuitable housing for longer than a 5-year term. |
| Income growth | Moderate real terms growth 2.5% | Moderate real term growth is selected by the Dumfries & Galloway HMP given the economic uncertainty associated with the current economic context (16% less households described themselves as managing well financially in Dumfries & Galloway in 2023 than was the case in 2020 pre-pandemic). Whilst cost of living pressures including the high inflationary environment may negatively impact on income growth, the Borderlands Growth Deal and implementation of a progressive economic development strategy should at a minimum, balance these risks. |
| Income distribution | No change in income distribution. Point of income distribution set at 25th and 75th percentile | There is evidence that between 2014 and 2018 median incomes remained static in Dumfries & Galloway with a higher rate of increases achieved by the top 10% (6%) than the bottom 10% (0%) (source: Scottish Government Low Level Household Income Estimates). Income distribution stability is selected despite evidence of a slightly higher % of Dumfries & Galloway households experiencing financial hardship (4%) over the last 3 years; given scale of ambition to grow the Dumfries & Galloway economy via the Borderlands Inclusive Growth Deal and South of Scotland Regional Economic Strategy. This growth will be driven by up to £70M of direct investment in the Dumfries & |

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| | | Galloway economy, as part of a £150M investment in the South of Scotland; enabling local people to develop the skills needed to access high quality jobs, and tackle imbalances in key sectors of the Dumfries & Galloway economy. |
| House prices | Trend growth 1.6% per annum | Default assumption selected. Whilst aggregate annual growth in Dumfries & Galloway house prices over the last 10 years has equaled 2%, there is evidence of housing market slowdown. House prices in Dumfries & Galloway fell by 3.5% between November 2022 (£167,196) and November 2023 (£161,311) (Source: UK House Price Index Scotland: November 2023 |
| Affordability | Entry to home ownership set at the 25th percentile house price; 3.9x lower quartile income | Default assumptions selected – despite uncertainty in the economic context for Dumfries & Galloway, the scale of ambition in the Borderlands Growth Deal and South of Scotland Economic Strategy should at a minimum hold any worsening of housing induced poverty. |
| Rental threshold | If 35% of income spent on rent – household is suitable for social rent | Default assumptions selected – despite uncertainty in the economic context for Dumfries & Galloway in 2023, the scale of ambition in Dumfries & Galloway Growth Deal should at a minimum hold any worsening of housing induced poverty. |
| Rental growth | Trend growth 1.6% per annum | Default assumption selected. With the exception of 4-bedroom property rents which have increased by 12% in the last 4 years, rents in the Dumfries & Galloway BRMA have remained relatively static |

**Table 5.4: Dumfries & Galloway HNDA Scenario 2: High Migration Household Projection & Local Need Estimate**

| HNDA Scenario 3: Dumfries & Galloway Growth Scenario | | |
|---|---|---|
| Overview: This scenario assumes no impact of macro-economic challenges, with economic risks addressed by an ambitious South of Scotland Economic Strategy which drives migration to the area as a result of committed investment in jobs and infrastructure aligned to the Borderlands Growth Deal. It assumes growth in the Dumfries & Galloway economy supports growth in the number of households migrating to the area of 0.25% from 2023 to 2042. This scenario is characterised by moderate real terms income growth, static income distribution, real term trend house price and rental growth. | | |
| HNDA Model Input | Assumption | Evidence/justification |
| Households | Dumfries & Galloway growth scenario at 0.25% between 2023 - 2042 = 4% | NRS high migration household projections for the Dumfries & Galloway area project static growth in the number of households over the next 20 years which is substantially lower than the projected growth rate in Scotland (8%).<br>As this growth rate represents a reduction in household growth beyond the rate achieved in Dumfries & Galloway over the last 2 decades (10%), partners have tested a household growth scenario of 0.25% per annum for 20 years (2023 - 2042) on the principal projection based on the following evidence:<br>• Household growth in Dumfries & Galloway over the last 10 years (3%) is higher than projected by the high migration scenario (0%), placing questions over the extent to which the NRS migration based scenario reflects historic growth<br>• Given the proposals for the Chapelcross strategic employment site, Stranraer Marina, Dairy Nexus and extensive investment in employment site assembly; prospects for economic growth are likely to be stronger over the next two decades than experienced in the last two decades<br>• Housing market evidence shows accelerated growth in volume activity in Dumfries & Galloway with a 38% growth in sales over the last decade. Furthermore, house prices in Dumfries & Galloway grew by 26% over the last decade which is well aligned to the wider Scottish trend (29%). Clear evidence of housing market pressure (both turnover and inflation) necessitates planning for economic (and associated housing market) |

| | | |
|---|---|---|
| | | growth to relieve housing system imbalances and support implementation of the ambitious South of Scotland economic strategy.<br>The Dumfries & Galloway HMP created a growth scenario by applying a 0.25% increase to the NRS principal projection over the life of the 20 year projection period. To achieve this, 0.25% was applied to the % annual change in the principal projection between 2024 (Year 1) and 2044 (Year 20). Application of a 0.25% increase to the percentage change per annum was applied every year up to Year 20 (2042).<br>This growth scenario results in a projected 4% increase in households over the next 20 years, which is significantly lower than actual growth in the last 2 decades (10%) and is commensurate to the growth rate over the last 10 years (3%). This growth assumption results in an additional 2,601 households being added to the current population of households in Dumfries & Galloway.<br>The number of new households projected under this scenario (2,601) compares well to the number of new jobs to be created under the South of Scotland Regional Economic Strategy (2,760). Economic growth projects include transformation of the former nuclear power station at Chapelcross, which is estimated to create up to 2,600 additional jobs. Furthermore, the development of Stranraer Marina will create up to 30 jobs with the Dairy Nexus project delivering up to 130 new jobs. Over and above this, a wider programme of strategic site assembly will support the development of new businesses, creating scope for job creation over and above these estimates. This development activity is part of the ambitious Borderlands Inclusive Growth Deal designed to stimulated economic growth beyond specific business case proposals. |
| Years to clear existing need | 5 years<br>• Backlog clearance assumes housing need will be met across tenure using the HNDA toolkit affordability calculation and <u>not</u> the default setting assumption | HMP partners agreed that based on HNDA survey evidence which shows that households in unsuitable housing across various backlog housing needs, currently reside in a diversity of housing tenures and are likely to seek alternative housing across a similar tenure profile. Applying the affordability calculation to backlog housing need therefore enables a more realistic approach to estimating future housing requirements arising from existing households. |

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| | that all backlog need will be met by social housing. | However, in a worst case scenario where all backlog need households require to access social housing to address unsuitability issues, a 5 year clearance period is considered reasonable relative to annual affordable housing supply across Dumfries & Galloway. Based on recent social housing turnover rates in existing stock (8%, c. 1,087 lets per annum), plus capacity for new social housing delivery projected in the Dumfries & Galloway Strategic Housing Investment Plan 2023/24 -2026/27 (c. 345 units per annum); meeting existing housing need fully over 5 years would require c. 46% of all affordable supply per annum to address the current estimated backlog (inclusive of the homeless backlog). This is considered a realistic and feasible assumption by the as it largely reflects priority bandings within the Homes4D&G choice based lettings policy.<br>Furthermore, partners had no appetite to extend the period that households in Dumfries & Galloway would spend in unsuitable housing for longer than a 5 year term. |
| Income growth | Moderate real terms growth 2.5% | Moderate real term growth is selected by the Dumfries & Galloway HMP given the economic uncertainty associated with the current economic context (16% less households described themselves as managing well financially in Dumfries & Galloway in 2023 than was the case in 2020 pre-pandemic). Whilst cost of living pressures including the high inflationary environment may negatively impact on income growth, the Borderlands Growth Deal and implementation of a progressive economic development strategy should at a minimum, balance these risks. |
| Income distribution | No change in income distribution. Point of income distribution set at 25th and 75th percentile | There is evidence that between 2014 and 2018 median incomes remained static in Dumfries & Galloway with a higher rate of increases achieved by the top 10% (6%) than the bottom 10% (0%) (source: Scottish Government Low Level Household Income Estimates). Income distribution stability is selected despite evidence of a slightly higher % of Dumfries & Galloway households experiencing financial hardship (4%) over the last 3 years; given scale of ambition to grow the Dumfries & Galloway economy via the Borderlands Inclusive Growth Deal and South of Scotland Regional Economic Strategy. This growth will be driven by up to £70M of direct investment in the Dumfries |

| | | |
|---|---|---|
| | | & Galloway economy, as part of a £150M investment in the South of Scotland; enabling local people to develop the skills needed to access high quality jobs, and tackle imbalances in key sectors of the Dumfries & Galloway economy. |
| House prices | Trend growth 1.6% per annum | Default assumption selected. Whilst aggregate annual growth in Dumfries & Galloway house prices over the last 10 years has equaled 2%, there is evidence of housing market slowdown. House prices in Dumfries & Galloway fell by 3.5% between November 2022 (£167,196) and November 2023 (£161,311) (Source: UK House Price Index Scotland: November 2023 |
| Affordability | Entry to home ownership set at the 25th percentile house price; 3.9x lower quartile income | Default assumptions selected – despite uncertainty in the economic context for Dumfries & Galloway, the scale of ambition in the Borderlands Growth Deal and South of Scotland Economic Strategy should at a minimum hold any worsening of housing induced poverty. |
| Rental threshold | If 35% of income spent on rent – household is suitable for social rent | Default assumptions selected – despite uncertainty in the economic context for Dumfries & Galloway in 2023, the scale of ambition in Dumfries & Galloway Growth Deal should at a minimum hold any worsening of housing induced poverty. |
| Rental growth | Trend growth 1.6% per annum | Default assumption selected. With the exception of 4-bedroom property rents which have increased by 12% in the last 4 years, rents in the Dumfries & Galloway BRMA have remained relatively static |

**Table 5.5: Dumfries & Galloway HNDA Scenario 3: Household Growth Scenario and Local Existing Need Estimate**

The outcomes associated with each scenario are detailed below, ranging from the HNDA Tool default settings (-717) to an upper range of 5,615 (more than 7 times the HNDA Tool default settings).

| Cumulative housing need: All tenures | 2023-2027 | 2028-2032 | 2033-2037 | 2038-2042 |
|---|---|---|---|---|
| Default | 151 | - 243 | - 388 | - 717 |
| Scenario 1 Principal | 2,895 | 2,501 | 2,356 | 2,027 |
| Scenario 2 High Migration | 3,075 | 2,905 | 2,983 | 2,888 |
| Scenario 3 Growth 0.25% pa | 3,781 | 4,280 | 5,034 | 5,615 |

**Table 5.6: 2024 Dumfries & Galloway HNDA Calculation Scenarios**

Following careful scrutiny of the outcomes, Dumfries & Galloway HNDA Steering Group agreed that Scenarios 1 - 3 should form the basis of the range of housing estimates that should be shared with the Dumfries & Galloway Housing Market Partnership for scrutiny and analysis. The stakeholder feedback associated with these housing estimates is set out in detail in Chapter 8 of this report.

An interactive briefing presents the evidence and assumptions that inform the Dumfries & Galloway HNDA calculation which underpins analysis of HNDA Core Output 2: Estimating Future Housing Need and Demand can be accessed here: Appendix E: Core Output 2 Briefing (HNDA Estimates).

An interactive data book presenting the Core Output 2 evidence and detailing the HNDA calculation outcomes for the Dumfries & Galloway area, can be accessed here: Appendix F: Core Output 2 Databook (HNDA Estimates).

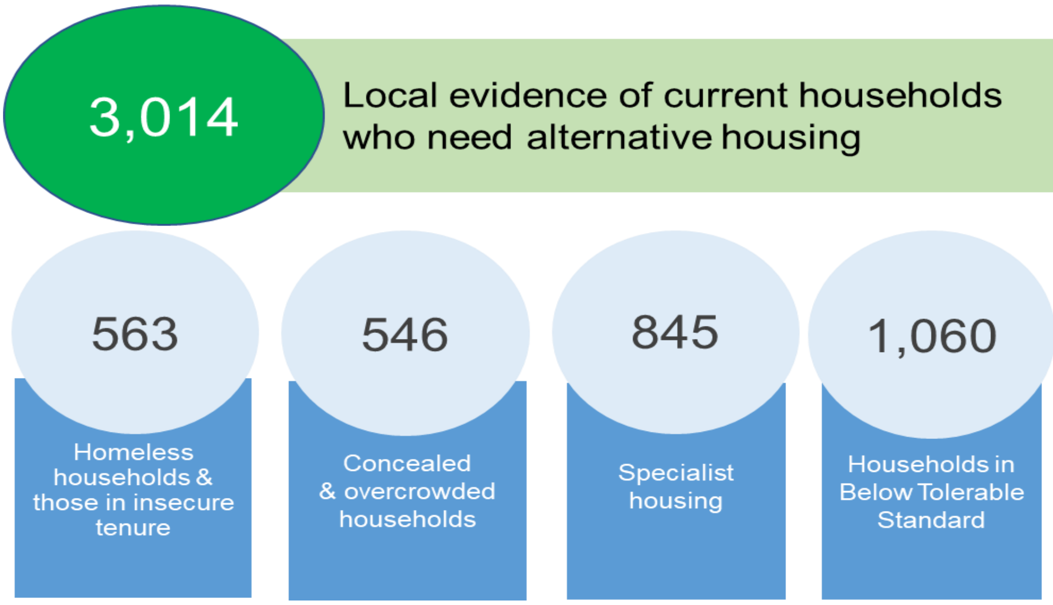
The evidence which underpins the major components of each HNDA scenario are detailed below.

## 5.2 HNDA Backlog: Estimate of Households in Existing Need

Working in partnership, Dumfries & Galloway housing market partners developed a local estimate of existing housing need, informed by housing system evidence of households in unsuitable housing and who need to move to a new home. Existing need is driven by several factors such as homelessness, insecurity of tenure, overcrowding, concealed households, poor quality housing, a lack of basic amenities and unmet need for specialist housing.

In some cases, existing need can be met using in-situ solutions as outlined by Core Output 4 of the HNDA e.g., through aids, adaptations or repairs to existing properties. However, a proportion of need must be met through additional housing where an in-situ solution cannot be found e.g., for homeless households in temporary accommodation.

The basis of the local estimate of existing housing need is as follows:




Each element of existing housing need (including full source evidence) is detailed in Appendix F: Core Output 2 Databook (HNDA Estimates). The basis of each measure, including triangulation checks and adjustments for double counting are fully detailed below.

- **An estimate of homeless households in temporary accommodation (250) was established by creating an average from (i) a snapshot of households residing in the Council's temporary accommodation provision (187) and the wider population living in Dumfries & Galloway who NEED to move because their home is temporary (312) (HNDA Survey Outcomes).**

  This estimate compares well to the 'number of households in temporary accommodation' derived from official homelessness statistics on 31st March 2023 (235). In triangulating these data-sources, the HMP considered the final estimate to a prudent but realistic measure which reflects the need for additional housing from the population who do not have access to settled housing. There are no appropriate in-situ solutions to be considered in this category, as each household in temporary accommodation will require a new home to resolve their housing need.

- **An estimate of households experiencing insecure tenure (313) was established by creating an average from (i) those who need to move home as a result of eviction, being asked to leave by relatives/friends, or facing mortgage repossession (418) (HNDA Survey Outcomes; and (ii) official homelessness statistics detailing those who lost their housing status due to mortgage or rent arrears; other action by landlord, or loss of tied accommodation (208 households).**

  In triangulating these data-sources, the HMP considered the final estimate to a prudent measure which reflects the need for additional housing from the population at serious risk of housing crisis. There are no appropriate in-situ solutions to be considered as each household at risk will require a new home to resolve their housing need.

- **An estimate of the number of households who are *both* concealed and overcrowded in East Ayrshire (546) was established by creating an average from:**
  i. **those overcrowded <u>and</u> sharing amenities with another household (486) (HNDA Survey Outcomes). A crosstabulation of questions was successful in eliminating positive response bias, double counting and those who could achieve in-situ solutions arising from the total population of concealed households (1,294) and**

**overcrowded households (5,953). In-situ solutions included households who could resolve overcrowding without a need to move (4,340)**

ii. **those who had one or more bedrooms fewer than needed for their households and who need to move as a direct result of overcrowding (493) (HNDA Survey Outcomes). This suggests in-situ resolutions could be attained by the 5,460 households who identify as having fewer bedrooms than needed for their household but who do not need to move to alternative housing**

iii. **those applicants registered with the Homes4D&G choice-based lettings system who have been assessed as being overcrowded (659).**

In triangulating these data-sources, which coalesce around the range of 500-600 households, the HMP considered the final estimate to a prudent and realistic measure which reflects the need for additional housing arising from overcrowding, where there are no feasible in-situ solutions to resolve housing need.

- **An estimate of the number of households who have a health condition or disability and require specialist housing (845) was established by creating an average from:**

  i. **those who have an unmet need for special forms of housing and need to move from their current home (1,384) (HNDA Survey Outcomes). This estimate is net of households who could resolve need without moving to an alternative property (3,454). It should be noted that cross tabulating survey evidence also ensured there was no double accounting between those who stated they had an unmet need for specialist housing (4,838) with those who require property adaptations (6,202)**

  ii. **those applicants registered on the Homes4D&G choice-based lettings systems with points for: Community Care, Health & Housing Need, Living Well, or to give/receive support (350)**

  In triangulating these data-sources, the HMP considered the final estimate to a prudent but realistic measure which both reflects assessed need (via the CHR) and the wider population of households living in alternative tenures who may not express demand for social housing. Furthermore, all appropriate in-situ solutions and double counting has been eliminated from survey measures as outlined above.

- **An estimate of the number of households whose current property condition is a serious problem for the household (1,060) was selected on the basis of triangulating a number of data sources including:**

  - **the number of homes estimated to be below tolerable Standard in Dumfries & Galloway (2,870) derived from the outcomes of the Scottish House Condition Survey**
  - **those who have condition related issues in their property that result in the need to move home (1,975) (HNDA Survey)**
  - **those whose current property condition is a serious problem for the household (1,060) (HNDA Survey)**

  In triangulating these data-sources, the HMP considered the final estimate to a prudent but realistic measure which relies on a HNDA survey outcomes from a sample with a higher level of statistical confidence than that achieved in the SCHS sample for Dumfries & Galloway. This estimate was also selected on the basis of its focus on *serious* housing condition issues.

  Furthermore, given the higher benchmarks the HMP used for triangulation, there was also assurance that this estimate would appropriately account for any in-situ works associated with repair activity. The latest Scottish Government Scheme of Assistance statistics for Dumfries & Galloway (2022/23) show that whilst 74 households were provided with advice on carry our repair work, no notices, grants or loans were issued including missing shares. Given the serious nature of the repairs in question, the HMP were satisfied that the prudent estimate selected would appropriately account for remedial repair works and/or any other in-situ solutions.

Combining these requirements results in a local existing need estimate of 3,014 households across Dumfries & Galloway who require to move to alternative housing to address housing unsuitability.

| **Existing Need** | Dumfries & Galloway Existing Need | Annan | Dumfries | Eskdale | Mid Galloway | Stewartry | Stranraer |
|---|---|---|---|---|---|---|---|
| Homeless households in temporary accommodation | 250 | 16 | 122 | - | 4 | 91 | 18 |
| Households with insecure tenure | 313 | 44 | 154 | - | 52 | 50 | 13 |
| Concealed households & Overcrowding | 546 | 34 | 290 | 2 | 10 | 130 | 80 |
| Specialist Housing Need | 845 | 180 | 415 | 35 | 12 | 107 | 96 |
| Poor Quality | 1,060 | 254 | 207 | - | 60 | 437 | 103 |
| Total | **3,014** | **528** | **1,188** | **37** | **138** | **815** | **309** |

**Table 5.7: Local Estimate of Existing Housing Need across Dumfries & Galloway Housing Market Areas**

Existing need estimates were disaggregated to Housing Market Area using the following methodology:

- Raw HL1 data (homelessness statistics) was used to breakdown reasons for homelessness (Table 16) by postcode origin of homeless household
- HNDA Household survey outcomes were coded by Housing Market Area based on the full postcode information provided by survey respondents
- Homes4D&G record were provided with address details for each property enabling disaggregation to HMA.

For the purposes of the HNDA calculation, it has been assumed that the backlog of households in existing housing need will be addressed over a 5-year period and in the first 5 years of the 20-year HNDA projections.

HMP members considered that clearing backlog need over a 5 year period was a reasonable assumption given the volume of estimated supply over the next 5 years from both affordable and market tenures including:

- 1,087 tenancies in the social housing sector (5,435 over the next 5 years)
- 1,702 new build affordable housing units delivered over the next 5 years by the SHIP
- 175 new market homes which are developed on average each year in Dumfries & Galloway (875 over the next 5 years).

To clear the backlog of existing housing need (3,014) over the next 5-year period, would absorb 41% of projected available housing supply (7,382). This assumption was considered feasible by the HMP in the wider context of the 2,500 homes which also become available each year as second hand sales in the Dumfries & Galloway housing market.

Furthermore, HMP engagement outcomes supported the selection of 5-year backlog clearance period to influence the speed of development planning framework in Dumfries & Galloway in the short term. Effective land supply, which could address the scale of existing need through new build development) was also used as a justification.

*"There will always be a lag between planning for housing delivery and completing new building sites, but we shouldn't build this into the planning process. We need to acknowledge that this evidence is why we need to speed up housing delivery programmes – we need more homes in the area now!"*

Furthermore, partners had no appetite to extend the period that households in Dumfries & Galloway would spend in unsuitable housing for longer than a 5 year term.

## 5.3 New Need: Household Projection Scenarios

The HNDA Calculation tool uses household projections produced by the National Records of Scotland (NRS) to provide broad estimates of the future number of new households who will require housing in the area.

Informed by demographic analysis presented in Core Output 1 (Housing Market Drivers), the Dumfries & Galloway area has shown positive household growth in the last decade (10% between 2001 and 2021) and given the Southeast Scotland economic strategy associated with the Borderlands Inclusive Growth Deal, partners felt a projection which moves beyond the zero household growth associated with the high migration projection was wholly justifiable as a scenario with the HNDA calculation.

As a result, partners opted to test the impact of moving beyond the high migration scenario to reflect an ambition for housing-led growth in the area and chose to create an upper range by applying a 0.25% growth assumption to the NRS principal projection across the 20-year projection period. Aligned to CHMA advice, no growth assumption has been in applied Year 1 of the projection period (2023). Beyond this, a growth assumption has been applied as an % annual change of 0.25% on the principal household projection between 2023 (Year 1) and 2042 (Year 20) as follows:

| 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 |
|---|---|---|---|---|---|---|---|---|---|---|
| 0.0% | 0.25% | 0.25% | 0.25% | 0.25% | 0.25% | 0.25% | 0.25% | 0.25% | 0.25% | 0.25% |
| **2034** | **2035** | **2036** | **2037** | **2038** | **2039** | **2040** | **2041** | **2042** | **2043** | **2044** |
| 0.25% | 0.25% | 0.25% | 0.25% | 0.25% | 0.25% | 0.25% | 0.25% | 0.25% | 0.25% | 0.25% |

Partners therefore created three household projection scenarios: one using the NRS principal household projection for the Dumfries & Galloway area, a second using the NRS high migration scenario and a third using a growth assumption for the area.

The outcomes of household projection scenarios create an estimate of new households emerging in the Dumfries & Galloway area over the next 20 years of between a decline of 987 households using the principal household projections and a decline of 126 households using the high migration scenario. The household growth scenario creates a new household estimate of 2,601.

**Dumfries & Galloway HNDA Toolkit New Arising Need Estimates: Principal/High Migration/Growth**

**- 987**
- NRS 2018-based Principal Projections
- Projected 1% decline across Dumfries & Galloway

**- 126**
- NRS 2018-based High Migration Projections
- Projected static population (0% growth) across Dumfries & Galloway

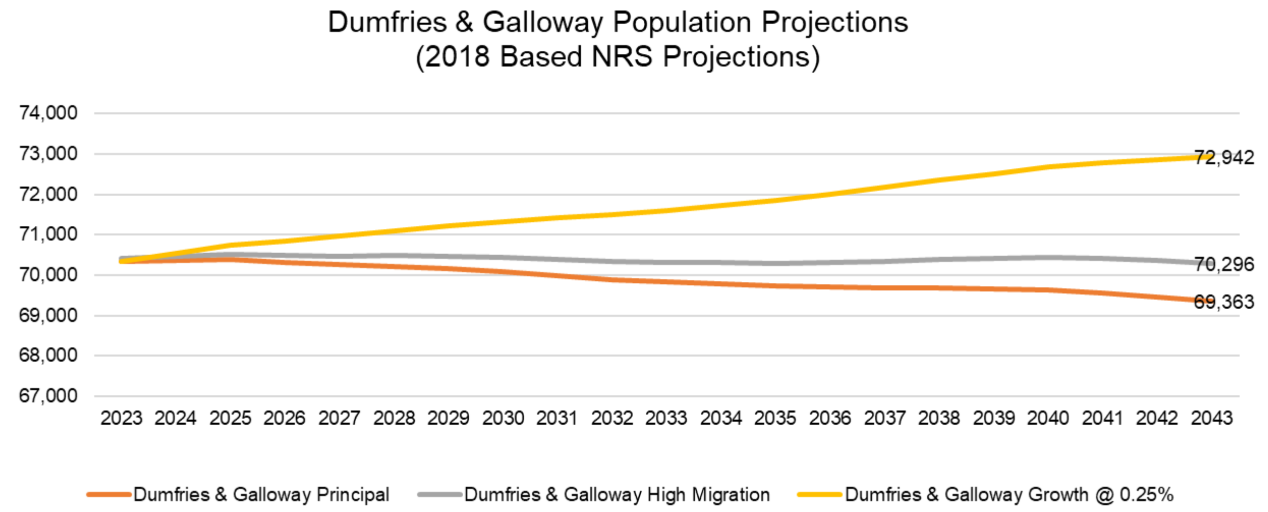
**2,601**
- Principal Projections + Growth 0.25% per year
- Projected 4% growth across Dumfries & Galloway

| | Households 2001 | Households 2011 | Households 2021 | % Change 2001-21 | % Change 2011-21 |
|---|---|---|---|---|---|
| Dumfries & Galloway | 63,888 | 68,058 | 70,405 | 10% | 3% |
| Scotland | 2,194,564 | 2,376,424 | 2,528,823 | 15% | 6% |

| | | 2042 | 20 Year Change | Avg Annual | % Change |
|---|---|---|---|---|---|
| 2018 Low | 69,930 | 68,179 | - 1,751 | - 88 | -3% |
| 2018 Principal | 70,341 | 69,354 | - 987 | - 49 | -1% |
| 2018 High | 70,422 | 70,296 | - 126 | - 6 | 0% |
| Growth @ 0.25% | 70,517 | 73,118 | 2,601 | 130 | 4% |

The principal household projection estimates an overall decline in households across the Dumfries & Galloway area of 1%. These projections create an average annual decrease of 49 households across the area.

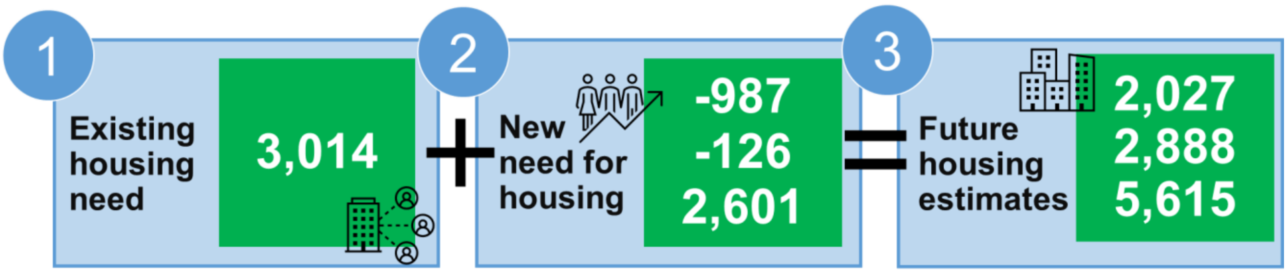
The high migration scenario estimates no change in the Dumfries & Galloway household population (growth of 0%). These projections create an average annual decrease of 6 households across the area. The household growth projection estimates an overall growth of 4% in 20 years, creating an average annual increase of 130 households across Dumfries & Galloway.




**Graph 5.1: Dumfries & Galloway HNDA Household Projection Scenarios**

## 5.4 Dumfries & Galloway Housing Estimates

The Dumfries & Galloway HNDA calculation combines each component of housing need to create a 20-year range of housing estimates as follows:




**Following consultation with stakeholders on scenarios 1, 2 and 3, the Dumfries & Galloway HMP opted to test a further range of scenarios testing the extent of household growth which should be modelled as the basis of a preferred scenario.**

**There was overwhelming stakeholder consensus that the growth scenario should be used as a starting point for future housing delivery and land-use planning amid concern that the use of historic household projections as the basis for future housing estimates may underestimate the scale of housing need and demand arising from the Borderlands Growth Deal, as well as wider affordable housing pressures and post-Covid inward migration into the area.**

**It was also acknowledged whilst a 4% growth in households could be justified when considering actual household growth in last 10-years (3%), using the last 20 years as a**

**basis for future projections is a poor basis for future housing planning. The last decade in particular, tracks a period of major economic austerity following the global economic crash of 2009. It was concluded that the Dumfries & Galloway economy is now in a much better position to support growth and an associated increase in the household base.**

On this basis a further growth scenario (Scenario 4) was tested as the basis of future household projections, using a 5% growth in the household population over the next 20 years as follows:

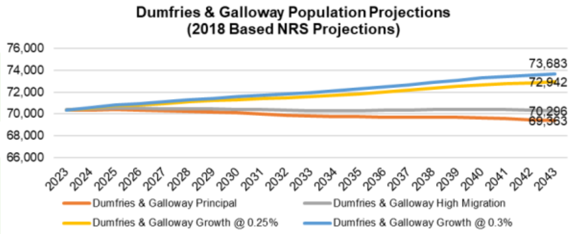
**Dumfries & Galloway HNDA Toolkit New Arising Need Estimates: Principal/High Migration/Growth @ 4%, @5%**

**- 987**
- NRS 2018-based Principal Projections
- Projected 1% decline across Dumfries & Galloway

**- 126**
- NRS 2018-based High Migration Projections
- Projected static population (0% growth) across Dumfries & Galloway

**2,601**
- Principal Projections + Growth 0.25% per year
- Projected 4% growth across Dumfries & Galloway

**3,341**
- Principal Projections + Growth 0.3% per year
- Projected 5% growth across Dumfries & Galloway




| | Households 2001 | Households 2011 | Households 2021 | % Change | % Change |
|---|---|---|---|---|---|
| Dumfries & Galloway | 63,888 | 68,058 | 70,405 | 10% | 3.45% |
| Scotland | 2,194,564 | 2,376,424 | 2,528,823 | 15% | 6.41% |

| | 2023 | 2043 | 20 Year Change | Avg Annual | % Change |
|---|---|---|---|---|---|
| 2018 Principal | 70,341 | 69,363 | -978 | -49 | -1% |
| 2018 High | 70,422 | 70,296 | -126 | -6 | 0% |
| Growth @ 0.25% | 70,341 | 72,942 | 2,601 | 130 | 4% |
| Growth @ 0.3% | 70,341 | 73,683 | 3,341 | 167 | 5% |

Whilst the number of new households projected under this scenario (3,341) is higher than the number of new jobs to be created under the South of Scotland Regional Economic Strategy (2,760), it should be noted that regional economic forecasts cover a 10-year projection period whilst household projections cover a 20 year period. Furthermore, the Borderlands Inclusive Growth Deal aims to build the economic resilience and infrastructure that will deliver continued growth and long term benefit to the regional economy. To this end, a wider programme of strategic site assembly will support the development of new businesses, creating scope for long term job creation over and above these estimates. This development activity is part of the ambitious Borderlands Inclusive Growth Deal designed to stimulated economic growth beyond specific business case proposals.

As a result, the HMP agreed that a 5% household growth projection could be justified by the current economic development framework which promises over 2,700 jobs over 10 years, with the strong potential to enhance demand for housing in the longer term.

The calculations which underpin household projection scenarios 1-4 are set out in detail in Table 5.8.

| Dumfries & Galloway Principal | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 |
| | 70,341 | 70,359 | 70,380 | 70,321 | 70,260 | 70,223 | 70,153 | 70,080 | 70,000 | 69,893 | 69,829 | 69,775 | 69,728 | 69,704 | 69,682 | 69,683 | 69,665 | 69,638 | 69,567 | 69,470 | 69,354 |
| Change in Profile | | 17 | 21 | -58 | -61 | -37 | -69 | -73 | -80 | -107 | -64 | -54 | -46 | -24 | -22 | 1 | -18 | -27 | -71 | -96 | -116 |
| Cummulative | | 17 | 38 | -20 | -81 | -119 | -188 | -261 | -342 | -448 | -513 | -567 | -613 | -637 | -659 | -658 | -676 | -704 | -775 | -871 | -987 |
| % Change | | 0.0% | 0.0% | -0.1% | -0.1% | -0.1% | -0.1% | -0.1% | -0.1% | -0.2% | -0.1% | -0.1% | -0.1% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | -0.1% | -0.1% | -0.2% |

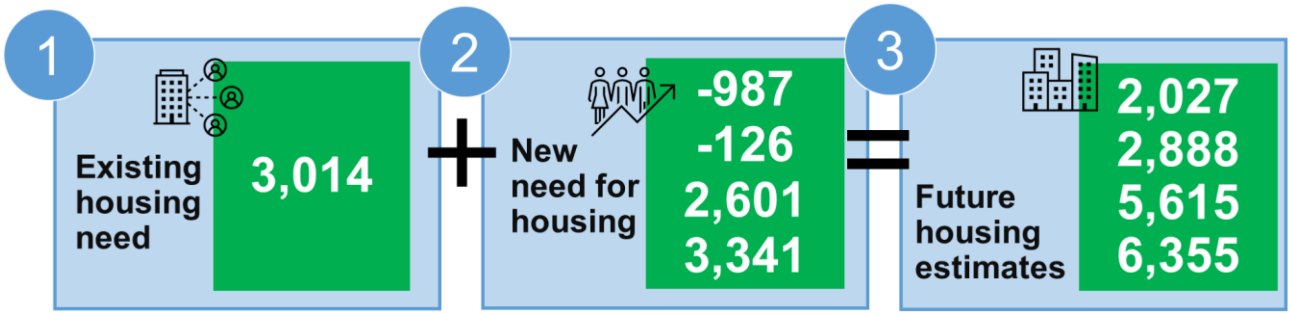
| Dumfries & Galloway High Migration | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 |
| | 70,422 | 70,469 | 70,527 | 70,500 | 70,475 | 70,483 | 70,455 | 70,430 | 70,393 | 70,329 | 70,313 | 70,303 | 70,299 | 70,319 | 70,344 | 70,391 | 70,419 | 70,432 | 70,405 | 70,359 | 70,296 |
| Change in Profile | | 47 | 58 | -27 | -25 | 8 | -28 | -25 | -37 | -63 | -16 | -10 | -4 | 20 | 25 | 46 | 28 | 13 | -27 | -46 | -62 |
| Cummulative | | 47 | 106 | 78 | 53 | 61 | 33 | 8 | -29 | -92 | -109 | -119 | -123 | -103 | -77 | -31 | -3 | 10 | -17 | -63 | -126 |
| % Change | | 0.07% | 0.08% | -0.04% | -0.04% | 0.01% | -0.04% | -0.04% | -0.05% | -0.09% | -0.02% | -0.01% | -0.01% | 0.03% | 0.04% | 0.07% | 0.04% | 0.02% | -0.04% | -0.07% | -0.09% |

| Dumfries & Galloway Growth @2.5% | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 |
| | 70,341 | 70,534 | 70,732 | 70,850 | 70,966 | 71,106 | 71,214 | 71,319 | 71,417 | 71,488 | 71,602 | 71,727 | 71,860 | 72,016 | 72,173 | 72,355 | 72,518 | 72,672 | 72,782 | 72,867 | 72,942 |
| Change in Profile | | 193 | 197 | 118 | 116 | 140 | 108 | 104 | 98 | 72 | 114 | 125 | 133 | 155 | 158 | 181 | 163 | 154 | 110 | 85 | 75 |
| Cummulative | | 193 | 390 | 509 | 625 | 765 | 873 | 977 | 1,075 | 1,147 | 1,261 | 1,386 | 1,519 | 1,674 | 1,832 | 2,013 | 2,176 | 2,330 | 2,440 | 2,526 | 2,601 |
| % Change | | 0.3% | 0.3% | 0.2% | 0.2% | 0.2% | 0.2% | 0.1% | 0.1% | 0.1% | 0.2% | 0.2% | 0.2% | 0.2% | 0.2% | 0.3% | 0.2% | 0.2% | 0.2% | 0.1% | 0.1% |

| Dumfries & Galloway Growth @3% | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 |
| | 70,341 | 70,570 | 70,802 | 70,956 | 71,108 | 71,284 | 71,428 | 71,569 | 71,703 | 71,811 | 71,962 | 72,123 | 72,293 | 72,486 | 72,681 | 72,901 | 73,101 | 73,293 | 73,441 | 73,565 | 73,683 |
| Change in Profile | | 228 | 233 | 154 | 151 | 176 | 144 | 141 | 134 | 108 | 151 | 161 | 170 | 193 | 195 | 219 | 201 | 192 | 148 | 124 | 118 |
| Cummulative | | 228 | 461 | 615 | 766 | 942 | 1,087 | 1,227 | 1,361 | 1,470 | 1,621 | 1,782 | 1,952 | 2,145 | 2,340 | 2,559 | 2,760 | 2,952 | 3,100 | 3,224 | 3,341 |
| % Change | | 0.3% | 0.3% | 0.2% | 0.2% | 0.2% | 0.2% | 0.2% | 0.2% | 0.2% | 0.2% | 0.2% | 0.2% | 0.3% | 0.3% | 0.3% | 0.3% | 0.3% | 0.2% | 0.2% | 0.2% |

**Table 5.8: Dumfries & Galloway Household Projection Calculations: Principle, High Migration, Growth @2.5%, Growth @ 3%**

Scenario 4 provides a household growth projection which estimates an overall growth of 5% in 20 years, creating an average annual increase of 167 households across Dumfries & Galloway. Using this projection and applying the same calculation assumptions as Scenario 3 (detailed in Table 5.5), the following range of housing estimates were considered:



Stakeholders benchmarked the 10-year projections arising from each HNDA calculation scenario to compare to the Minimum All Tenure Housing Land Requirement for Dumfries & Galloway (MATHLR), the minimum future basis for housing land supply as follows:

**4,550** Dumfries & Galloway MATHLR Calculation

**2,501** 10-year Dumfries & Galloway 2023 HNDA (Principal Projection)

**2,905** 10-year Dumfries & Galloway 2023 HNDA (High Migration)

**4,280** 10-year Dumfries & Galloway 2023 HNDA (Growth 0.25% per annum)

**4,641** 10-year Dumfries & Galloway 2023 HNDA (Growth 0.3% per annum)

It was noted that Scenario 4 aligns extremely well to the MATHLR which has been approved by the Scottish Government, as well as historic housing completions over the last decade.

**Following consideration and stakeholder feedback, the HNDA Steering Group were assured that there is robust local evidence to support the use of the 5% growth scenario aligned to the ambitious economic development strategy associated with the Borderlands Inclusive Growth Deal. On this basis, the Dumfries & Galloway HMP opted to select Scenarios 2 and 4 as the preferred options upon which to create a range of housing estimates across the area.**

**The Dumfries & Galloway HNDA all tenure housing estimates range from 2,027 to 6,355 over the next 20 years. The high migration scenario projects a 42% increase in housing estimates from the principal scenario. This results in an additional net housing requirement of 861 homes over the next 20 years.**

**The growth scenario projects a 120% increase in housing estimates from the high migration scenario. This results in an additional net housing requirement of 3,467 homes over the next 20 years.**

**Table 5.9 sets out the 20 year HNDA projections in 5 year bandings.**

| All tenure needs 5 year bands | 2023-2027 | 2028-2032 | 2033-2037 | 2038-2042 | Total | % Difference to Default |
|---|---|---|---|---|---|---|
| Default | 151 | -394 | -146 | -329 | -717 | |
| Scenario 1 Principal | 2,895 | -394 | -146 | -329 | 2,027 | |
| Scenario 2 High Migration | 3,075 | -170 | 77 | -94 | 2,888 | 42% |
| Scenario 3 Growth 0.25% pa | 3,781 | 499 | 755 | 581 | 5,615 | 94% |
| Scenario 4 Growth 0.30% pa | 3,960 | 681 | 942 | 773 | 6,355 | 120% |

**Table 5.8: Dumfries & Galloway HNDA Housing Estimates 2023-2042 (Principal, High Migration and Growth Scenarios)**

## 5.5 Housing Estimates by Partner Area

Future housing estimates for the Dumfries & Galloway Area estimate a requirement for new homes in the range of 2,888 (High Migration Scenario) to 6,355 (Growth Scenario @ 5%) over the next 20 years. At a Housing Market Area level, based on the high migration projection:

- 18% of this global housing estimate should be met in the Annan HMA
- 39% of this global housing estimate should be met in the Dumfries HMA
- 1% of this global housing estimate should be met in the Eskdale HMA
- 4% of this global housing estimate should be met in the Mid Galloway HMA
- 28% of this global housing estimate should be met in the Stewartry HMA

- 10% of this global housing estimate should be met in the Stranraer HMA.

Table 5.9 sets out the Dumfries & Galloway HNDA estimates for Scenario 2 by HMA.

| Scenario 2 High Migration Projections: Housing Estimates by Tenure and HMA | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Annan HMA | Dumfries HMA | Eskdale HMA | Mid Galloway HMA | Stewarty HMA | Stranraer HMA | Dumfries & Galloway |
| Social Rent | 116 | 192 | 6 | 23 | 150 | 50 | 537 |
| Below Market Housing | 91 | 178 | 5 | 20 | 125 | 47 | 466 |
| Market Rent (PRS) | 127 | 383 | 12 | 34 | 276 | 67 | 899 |
| Market Housing | 176 | 375 | 11 | 51 | 244 | 130 | 986 |
| Total | 511 | 1,127 | 34 | 128 | 795 | 294 | 2,888 |
| % HNDA Housing Estimates | **18%** | **39%** | **1%** | **4%** | **28%** | **10%** | **100%** |

**Table 5.9: 2024 Dumfries & Galloway HNDA Housing Estimates (High Migration Scenario) by Housing Market Area**

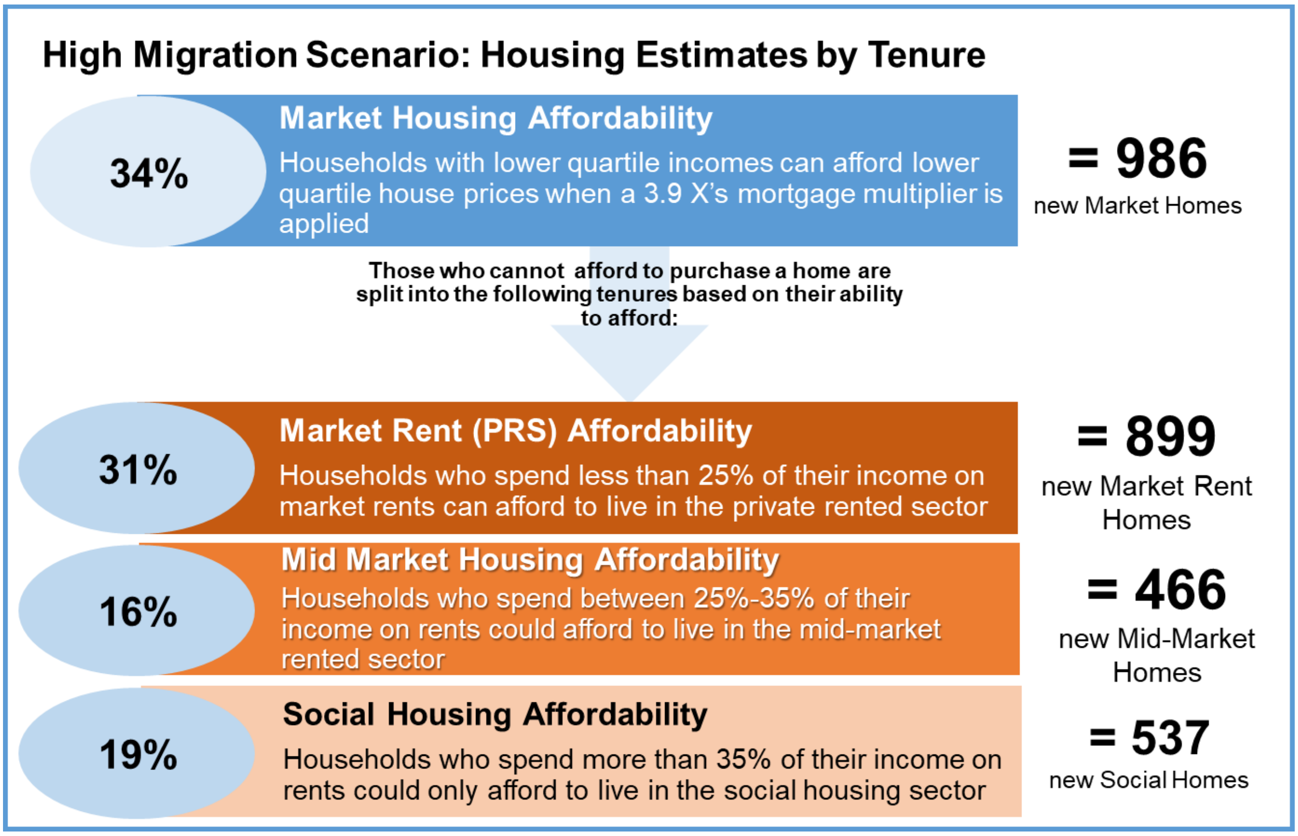
## 5.6 Housing Estimates by Housing Tenure

The HNDA calculation tool applies the housing affordability assumptions detailed above to create housing estimates by tenure. The Dumfries & Galloway HNDA affordability calculation is driven by the same income and economic assumptions for both the principal and high migration/growth scenarios, namely:

- Moderate, real term growth in incomes of 2.5% per annum is projected
- No change in income distribution from the baseline Scottish Government banded income dataset is projected
- House price growth reflects historic market trends at 1.6% per annum
- House price to income ratios will bench lower quartile house prices to lower quartile incomes as a benchmark for market housing affordability
- A loan to value mortgage multiplier of 3.9 times income is applied
- Rental growth reflects historic market trends at 1.6% per annum.

Whilst macro-economic uncertainty remains as a result of current inflationary pressures, partners opted to used standard default economic measures within the HNDA toolkit, to reflect the aims of the Borderland Inclusive Growth Deal and the transformational agenda planned to improve economic performance.

At an overall Dumfries & Galloway level, the tenure split of future estimates arising from the high migration scenario is detailed below:




The tenure split associated with the high migration and growth scenarios differ as follows:

| Scenario 2 High Migration | Housing Estimates | % |
|---|---|---|
| Social Housing | 537 | 19% |
| Below Market Housing | 466 | 16% |
| Market Rent (PRS) | 899 | 31% |
| Market Housing | 986 | 34% |
| Total | 2,888 | 100% |
| Scenario 4 Growth 0.30% pa | Housing Estimates | % |
| Social Housing | 1,080 | 17% |
| Below Market Housing | 978 | 15% |
| Market Rent (PRS) | 2,022 | 32% |
| Market Housing | 2,275 | 36% |
| Total | 6,355 | 100% |

**Table 5.10: 2024 Dumfries & Galloway HNDA Housing Estimates by Housing Tenure**

The 2024 HNDA calculation shows that between 17% -19% of households will require social housing to meet future housing need in the Dumfries & Galloway area, in the region of 537 – 1,080 new homes. A further 15% - 16% of households could benefit from below market housing solutions or market rents (31% - 32%).

The requirement for market housing ranges from 34% - 36% over the next 20 years, in the region of 986 - 2,275 new homes. Housing estimates by partner area and tenure are detailed in Table 5.10 below:

| Scenario 2: High Migration Projections: Housing Estimates by Tenure and HMA | | | | | | |
|---|---|---|---|---|---|---|
| | Annan HMA | Dumfries HMA | Eskdale HMA | Mid Galloway HMA | Stewarty HMA | Stranraer HMA |
| Social Rent | 116 | 192 | 6 | 23 | 150 | 50 |
| Below Market Housing | 91 | 178 | 5 | 20 | 125 | 47 |
| Market Rent (PRS) | 127 | 383 | 12 | 34 | 276 | 67 |
| Market Housing | 176 | 375 | 11 | 51 | 244 | 130 |
| Total | 511 | 1,127 | 34 | 128 | 795 | 294 |
| % Social Rent | 23% | 17% | 17% | 18% | 19% | 17% |
| % Below Market Housing | 18% | 16% | 15% | 16% | 16% | 16% |
| % Market Rent (PRS) | 25% | 34% | 35% | 26% | 35% | 23% |
| % Market Housing | 34% | 33% | 33% | 40% | 31% | 44% |
| % Total | 100% | 100% | 100% | 100% | 100% | 100% |

| Scenario 4: Growth @ 0.3% pa Projections: Housing Estimates by Tenure and HMA | | | | | | |
|---|---|---|---|---|---|---|
| | Annan HMA | Dumfries HMA | Eskdale HMA | Mid Galloway HMA | Stewarty HMA | Stranraer HMA |
| Social Rent | 209 | 436 | 18 | 65 | 242 | 109 |
| Below Market Housing | 171 | 418 | 18 | 60 | 203 | 109 |
| Market Rent (PRS) | 254 | 975 | 44 | 111 | 471 | 168 |
| Market Housing | 347 | 978 | 42 | 163 | 426 | 318 |
| Total | 981 | 2,808 | 122 | 399 | 1,342 | 704 |
| % Social Rent | 21% | 16% | 15% | 16% | 18% | 16% |
| % Below Market Housing | 17% | 15% | 14% | 15% | 15% | 15% |
| % Market Rent (PRS) | 26% | 35% | 36% | 28% | 35% | 24% |
| % Market Housing | 35% | 35% | 35% | 41% | 32% | 45% |
| % Total | 100% | 100% | 100% | 100% | 100% | 100% |

**Table 5.11: 2024 Dumfries & Galloway HNDA Housing Estimates by Tenure and Housing Market Area (HMA)**

Under the High Migration projection, all Housing Market Areas show a proportion of need to be met by social housing in the region of 20%, ranging from 23% in the Annan HMA to 17% in the Dumfries, Eskdale and Stranraer HMAs.

The requirement for below market housing comprises roughly 16% of the overall housing estimate in each HMA, with requirements for market rent housing ranging from 35% in the Eskdale and Stewartry HMAs to 23% in the Stranraer HMA. The requirement for market housing ranges from 44% in the Stranraer HMA to just 31% in Stewartry, driven by housing affordability pressures in each sub-area.

The Growth scenario boosts the requirement for market tenures from 65% in the high migration scenario to 68% but largely mirrors the overall pattern of the high migration household projections.

## 5.7 Estimating Housing Need & Demand: Key Issues

| Dumfries & Galloway HNDA: Core Output 2: Estimating Future Housing Need and Demand | |
|---|---|
| LHS & Local Development Plan | Key Issues identified in the HNDA |
| Future need for additional housing broken down by household who are likely to be able to afford:<br>• owner-occupation<br>• private rent<br>• below market housing<br>• social rent | Across the Dumfries & Galloway area, the Local Housing Strategy and Local Development Plan should set achievable and deliverable Housing Supply Targets based on the housing estimates produced by the 2024 Dumfries & Galloway HNDA calculation, considering deliverability within the local strategic landscape.<br>Between 2023 – 2042 the housing estimates for the Dumfries & Galloway area, range from:<br>• 511 – 981 in the Annan HMA<br>• 1,127 – 2,808 in the Dumfries National Park HMA<br>• 34 – 122 in the Eskdale HMA<br>• 128 – 399 in the Mid Galloway HMA<br>• 795 – 1,342 in the Stewartry HMA<br>• 294 – 704 in the Stranraer HMA.<br>In the next 5 years (2023 - 2028), the housing estimates for the Dumfries & Galloway area range from:<br>• 536 – 656 in the Annan HMA<br>• 1,217 – 1,646 in the Dumfries National Park HMA<br>• 39 – 61 in the Eskdale HMA<br>• 143 – 212 in the Mid Galloway HMA<br>• 824 – 964 in the Stewartry HMA<br>• 316 – 421 in the Stranraer HMA.<br>By tenure, across the Dumfries & Galloway area, it is estimated that:<br>• 19% – 17% of housing estimates will be met by social housing<br>• 16% – 15% of housing estimates will be met by below market housing |

| | |
|---|---|
| | • 31% – 32% will be met by market rented housing<br>• 34% – 36% will be met by market housing<br><br>The LHS and LDP should consider the need for housing supply targets that extend beyond the duration of the 5-year LHS period by reviewing historic new build completion rates, considering the wider policy and economic context across the Dumfries & Galloway area. Strategic drivers to inform longer term and short-term housing and development planning policy decisions, using HNDA housing estimates as a starting point, are set out in more detail in Chapter 8, based on the views and perspectives of Dumfries & Galloway partners and stakeholders. |

**Table 5.12: 2021 Dumfries & Galloway HNDA Key Issues - Core Output 2: Estimating Future Housing Need & Demand**

# 6 Core Output 3: Specialist Provision

Chapter 6 provides an overview and insight into specialist housing provision across the Dumfries & Galloway area as described in ‘Core Output 3’ of the Housing Need and Demand Assessment Practitioners Guide (December 2020).

Core output 3 evidence:

*‘Identifies the contribution that Specialist Provision plays in enabling people to live well, with dignity and independently for as long as possible.*

*Identifies any gap(s)/ shortfall(s) in that provision and the future level and type of provision required.*

*Considers evidence regarding property needs, care and support needs and locational/land needs.*

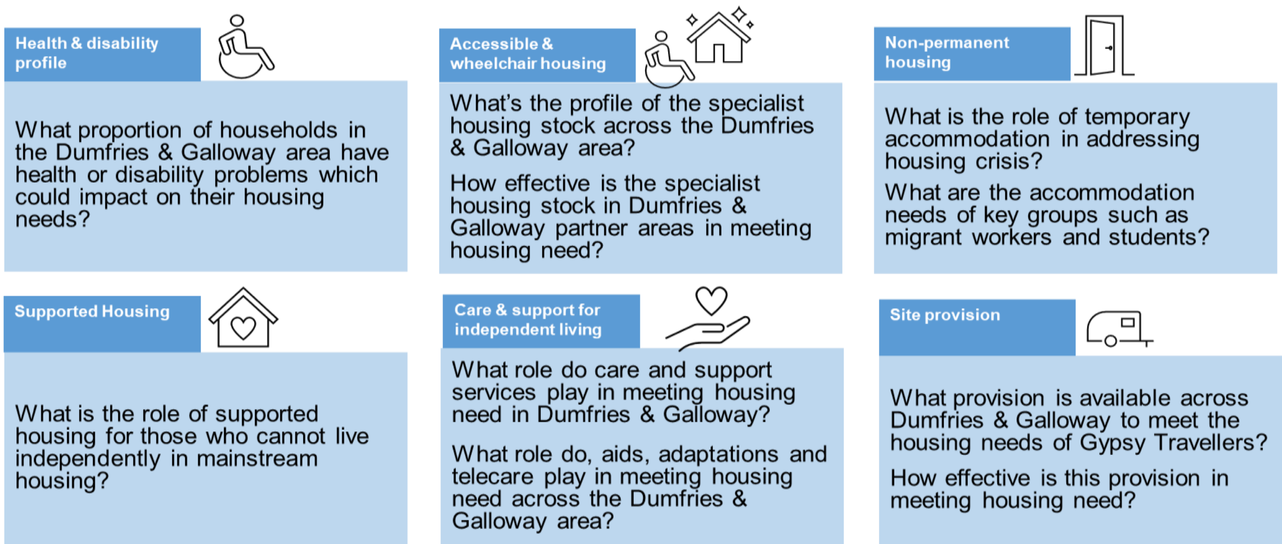
Assessing specialist housing profile and pressures across Dumfries & Galloway has enabled the partnership to identify what existing stock is available to meet local housing needs, whilst identifying requirements for future provision including:

- estimated number of new accessible homes required in future
- estimated number of wheelchair accessible homes required in future
- estimated need for future residential/care homeplaces.

The evidence also indicates where the existing housing stock could be managed to meet housing need including the more effective use of adapted housing, the role of in-situ solutions such as aids and adaptations, and the delivery of home care and housing support services to enable independent living. The need for additional site provision for the Gypsy/Traveller and Travelling Showpeople communities is also considered.

## 6.1 Core Output 3 Headline Findings

Insight and analysis of Specialist Housing Provision focused on the following questions:




An interactive briefing with a recorded voice over presents the evidence and provides the headline statics, main findings and key conclusions associated with the analysis of HNDA Core Output 3: Specialist Housing Provision Appendix G: Core Output 3 Briefing (Specialist Housing).

An interactive data book presenting all Core Output 4 evidence aligned to extensive housing market analysis, can be accessed here: Appendix H: Core Output 3 Databook (Specialist Housing). This interactive data book presents Core Output 4 evidence in detailed graphs, tables and aligns statistical evidence to summary findings and conclusions at both a Dumfries & Galloway and HMA level.

## 6.2 Specialist Housing Provision in Dumfries & Galloway

The 2020 HNDA Guidance sets out several specialist housing categories as the basis of evidencing gaps or shortfalls in provision to guide policy on future provision including on the type of specialist housing to deliver and how to reduce specialist housing pressures.

The evidence should also indicate where better use of existing housing stock could be achieved to meet housing need including the role of in-situ solutions such as aids and adaptations, and the delivery of home care and housing support services to enable independent living. Specifically, there are five categories of specialist provision to be considered including:

| Accessible, adapted and wheelchair housing | Non-permanent housing | Supported provision | Care & support for independent living | Site provision |
|---|---|---|---|---|

Tables 6.1-6.5 detail the policy context, property needs, client groups and specialist housing requirements associated with each category.

In addition to the recognised secondary data outlined in CHMA Practitioners Guidance and summarised in the evidence tables below, a primary research study was also commissioned to address gaps in insight and to allow credible analysis at a Housing Market Area level. This extensive household survey across the Dumfries & Galloway area was reported in August 2023.

As well as producing analysis to deliver the contextual insight on what's driving housing need and demand, and how housing need could be met by the existing housing stock or through specialist provision; extensive analysis of locally held secondary datasets has been used to identify current and future requirements in relation to specialist provision for key client groups.

## 6.3 Dumfries & Galloway Profile: Households with a Disability, Mobility or Limiting health Condition

The 2023 Dumfries & Galloway HNDA Household Survey found that in total, 42% of Dumfries & Galloway households contain a long-term sick or disabled person (LTSD) ranging from 39% in the Mid Galloway HMA to 28% in Eskdale. The proportion of households containing at least one long term sick or disabled person in Dumfries & Galloway is reported as higher in the Scottish House Condition Survey (50%) than in the 2023 HNDA household survey. Given the enhanced statistical confidence offered by the HNDA household survey, it is the preferred evidence source on long-term sick and disabled households across Dumfries & Galloway.

The top 3 long term health conditions or disabilities in Dumfries & Galloway include:

- physical disability (20%)
- long term illness or disease (18%)
- mental health condition (14%).

Households in the social housing sector in Dumfries & Galloway are most likely to comprise a long-term sick or disabled person in with 66% of social rented households comprising one or more person with a health condition or disability, compared to 45% in the owner-occupied sector.

It is estimated that 25% of households containing an individual with long term illness or disability report their home as not being suitable for their needs. The largest percentage of households who feel their current property does not meet their health or disability needs is in the Mid Galloway HMA (31%), followed by the Eskdale (28%) and Dumfries (26%).

## 6.4 National Policy Context for Specialist Housing

There is diverse framework of international, national, and local policies which direct the planning, commissioning and delivery of specialist housing provision in Dumfries & Galloway and Scotland. This policy context often spans all aspects of specialist housing provision, so to avoid repetition in each specialist housing evidence template, is set out in summary form below:

- **United Nations Convention on the Rights of Persons with Disabilities** provides a broad definition of persons with disabilities and reaffirms that all persons will all types of disabilities must enjoy all human rights and fundamental freedoms. Sets out how rights apply to those with disabilities and identifies areas adaptations should be made or action taken to reinforce rights.
- **United Nations (2006) Convention on the Rights of Persons with Disabilities (CRPD)**
- **The Equality Act 2010** offers a legal framework protecting the rights of individuals, advancing equality of opportunity for all, protecting individuals from unfair treatment, and promoting a fair and more equal society. There are nine protected characteristics: age, disability, gender reassignment, marriage or civil partnership, pregnancy and maternity, race, religion or belief, sex, and sexual orientation.
- **Planning (Scotland) Act 2019** creates a statutory link between development and community planning with communities having the opportunity to draft their own 'local place plan' which will form part of the development plan. This should set out the authority's view on prescribed matters including specific reference to actions taken to meet the needs of older and disabled people and support the needs of Gypsy/Travellers.
- **Government (2019) Planning (Scotland) Act Commencement Regulations**
- **Scottish Government (2021) A Fairer Scotland for Disabled People Progress Report**
- **National Planning Framework (NPF4 Position Statement):** Supports development of quality homes by private developers to meet peoples' needs including delivery of all-tenure wheelchair housing targets and promoting development of homes that can be adapted to meet changing needs.
- **Scottish Homes (1998) Housing for Varying Needs, A Design Guide**
- **Housing to 2040** - the Scottish Government outlines how it will introduce a Scottish Accessible Homes Standard in 2025-26, to build in accessibility into new homes, ensuring disabled people have an increased range of housing options and reducing the need to make costly changes to homes as people get older or when their needs change.
- **Accessible housing standards** including Scottish Building Standards are the technical standards which must be applied to all new houses being built, and to adaptions which require a building warrant.
- **Relevant Adjustments to Common Parts (Disabled Persons) (Scotland) Regulations 2020** relates to disabled people living in private housing having ability to adapt the common parts of

a property used as their only or main home with the consent of most owners. Consent cannot be unreasonably withheld consent but can apply reasonable conditions.

- **A Fairer Scotland for Disabled People Progress Report** - sets out progress against the Scottish Government's 2016 plan for securing transformational change for disabled people.
- **Local Housing Strategy Guidance**: Sets out requirement for an all-tenure wheelchair accessible housing target.
- **Still Minding the Step:** Provides estimates of 87,340 wheelchair users in Scotland with 17,226 of these in significant housing need and an estimated increase of 80% by 2024. Recommends three-tier approach 1) design and supply 2) adaptations 3) effective allocation of adapted social rented homes.
- **Age, Home, and Community: The Next Phase** - provides a refresh of the 2011 publication of the Age, Home and Community Strategy, setting out the commitment to help older people live.
- **Scottish Government (2021) Independent Review of Adult Social Care** recommends improvements to adult social care support in Scotland and aims to move social care support away from a 'place for services', this being from care homes and institutions to a vehicle for supporting independent living.
- **Scottish Federation of Housing Associations (2020) Models of Housing with Care & Support** sets out a framework for future models of housing with care and support that recommends community and person-centered solutions to help prevent hospital stays, enable independent living, and reduce the need for care in clinical settings.
- **Social Care (Self-Directed Support) (Scotland) Act 2013** ensures social care is controlled by the supported person, is personalised to their own outcomes, and respects the person's right to participate in society.
- **Independent Living Fund - established in 2015**, funding for households with complex needs to provide support in their home and within local communities.

### 6.4.1 Accessible, Adapted and Wheelchair Housing Evidence

| Accessible, adapted and wheelchair housing | |
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| National policies | • **National Planning Framework (NPF4 Position Statement)**<br>• **Scottish Homes (1998) Housing for Varying Needs, A Design Guide**<br>• **Housing to 2040** - Scottish Accessible Homes Standard 2025-26<br>• **Accessible housing standards** including Scottish Building Standards<br>• **Relevant Adjustments to Common Parts (Disabled Persons) (Scotland) Regulations 2020**<br>• **A Fairer Scotland for Disabled People Progress Report**<br>• **Local Housing Strategy Guidance** requirement for an all-tenure wheelchair accessible housing target.<br>• **Still Minding the Step:** Recommends three-tier approach 1) design and supply 2) adaptations 3) effective allocation of wheelchair accessible and adapted homes. |
| Local policies/strategies | **Dumfries & Galloway Council Strategic Housing Investment Plan (SHIP) 2022/23– 2026/27:** provides the policy framework for the |

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| | provision of Specialist Housing, including Housing for Older People, Wheelchair Accessible Housing, Housing with Support for People with Learning Disabilities and Gypsy/Travellers and Travelling Showpeople.<br>**Dumfries & Galloway (HSCP) Strategic Commissioning Plan:** sets out Dumfries & Galloways Integrated Joint Board's (IJBs) approach to adult health and social care services in Dumfries & Galloway. The affordable investment priorities of **Dumfries & Galloway Local Housing Strategy (LHS) 2018 - 2023**, delivered though the SHIP, are closely aligned with the priorities of the Strategic Plan and the Housing Contribution Statement. The current LHS vision is for *"everyone in the region will have access to a high-quality home that is warm, safe provides good access to services and meets their needs at every stage of life*" with a specific priority focusing on working together with a range of stakeholders including Health and Social Care Partnership to ensure solutions are delivered that enable people to live as independently as possible in community settings.<br>**The Dumfries & Galloway SHIP 2022/23 – 2026/27** and the **SHIP Annual Review 2023** recognise the impact of developing affordable housing on improved health and wellbeing and that housing interventions can be preventative through offering savings in non-housing budgets such as health and social care. A Care and Support Needs Housing Strategy Group is in place and provides a platform for strategic discussion and decision making in partnership with NHS Dumfries & Galloway and Adult Social Work Services.<br>The SHIP Annual Review 2023 includes the following:<br>• There is a need to provide 125 social rented wheelchair accessible properties through SHIP developments by 2035. To deliver this, a target of building 8 new wheelchair accessible units on an annual basis has been set for the Dumfries & Galloway area.<br>• The Housing with Care and Support Group are responsible for identifying unmet need for housing with care or support at a locality level and develop proposal to address this.<br>**Dumfries & Galloway Local Development Plan (LDP2) 2019**: LDP 2 2019 Housing Policy 6 sets out the Council's policy for particular needs housing in Dumfries & Galloway. Although there are no specific requirements for the provision for wheelchair or accessible housing, the Council will support proposals for particular needs housing and accommodation such as housing for the frail, older people and those with special and varying needs. Proposals for public and private nursing homes need to meet locally generated demand and the needs of local client groups will also be considered. The policy also requires particular needs housing to be integrated into the local community with access to local services and facilities. |
| Property needs | **Accessible Housing**<br>An accessible home is one where the design and layout of the property is free from physical barriers that might limit its suitability for households with disability, mobility, or health conditions. It is sufficiently flexible and convenient to meet the existing and changing requirements of most households with an interior fabric that can be adapted to accommodate aids, adaptations, or equipment. Across Dumfries & Galloway there are a |

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| | range of property types that are commonly defined as accessible housing. These include retirement/sheltered housing, ground floor accessible housing, wheelchair housing and supported housing. Check allocations policy.<br><br>**Adapted Housing**<br><br>An adapted property is usually described as one that was not originally designed with accessibility features for households with disability, mobility or health conditions but has since been altered to accommodate these requirements. An adaptation is defined in housing legislation as an alteration or addition to the home to support the accommodation, welfare or employment of a disabled person or older person and their independent living. Adaptations to properties can include both large and small-scale provision; ranging from minor modifications such as grab rails, up to major property extensions or remodelling work. Common adaptations can include low level appliances, stair lifts, wet rooms, door widening, suitable external surfaces, ramps, grab rails as well as a range of equipment to enable independent living.<br><br>Delivering the right adaptations can reduce the need for personal care services, as well as the need for admission to a hospital/care home, or the move to a purpose-designed property. Currently, the funding streams for adaptations remain tenure-specific and there are variations in the processes for delivering adaptations to RSL and private sector properties. Dumfries & Galloway Council provides both mandatory and discretionary grant assistance for adaptations in the private sector, with RSL adaptations funded via a separate, central, Scottish Government budget.<br><br>**Wheelchair Housing**<br><br>The Scottish Government define wheelchair housing as homes suitable for wheelchair users to live in, as set out in Section 3 of the guidance on the 'Housing for Varying Needs Standard' (HfVN). Over and above this, developers are encouraged to meet 'desirable' wheelchair design criteria. HfVN states that wheelchair accessible housing "is for people who use a wheelchair most or all the time". The home will be level access throughout, have space for a wheelchair user to circulate and access all rooms, including bedrooms, and offer a kitchen and bathroom that suits the occupant's particular needs and fittings and services that are within reach and easy to use. |
| Suitable for | People with disabilities and limiting health conditions<br>People with limited mobility and/or dexterity<br>People who need for low level care<br>Wheelchair users<br>People with complex care needs including learning disability, sensory impairment, dementia, learning disabilities and autism. |
| Evidence | The key findings from the evidence on accessible, adapted and wheelchair housing is summarised as follows:<br><br>**Specialist Housing** |

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| | It is estimated that there are 2,688 units of specialist housing provided by social landlords in Dumfries & Galloway, representing 19% of all social tenancies. Registered Social landlords (RSLs) provide all specialist stock across Dumfries & Galloway, following the large scale voluntary transfer of the Council's housing in 2023. After originally transferring to Dumfries & Galloway Housing Partnership, the stock is now owned and managed by Wheatley Homes South.<br><br>Ambulant disabled and amenity housing making up the majority of specialist homes (70%) at 46% and 24% respectively. Housing for older people and supported housing makes up 25% of all specialist housing stock at 22% and 3% respectively. Wheelchair housing makes up just 4% of the specialist housing stock in Dumfries & Galloway.<br><br>On average, across all RSL partners, 234 units (22%) of the total social housing stock in Dumfries & Galloway becomes available per annum is specialist housing.<br><br>**<u>Amenity and Ambulant Disabled Housing</u>**<br><br>There are 1,246 units of ambulant disabled housing and 637 units of amenity housing available across the social housing sector across Dumfries & Galloway. Amenity and ambulant disabled housing accounts for 70% of all specialist housing provision in the area.<br><br>Amenity and ambulant disabled housing creates 56% of the turnover of all specialist homes in Dumfries & Galloway, with an average of 129 amenity and ambulant disabled properties becoming available to let each year via the housing registers of social landlords.<br><br>13% of Homes4D&G Common Housing Register (CHR) applications across the Dumfries & Galloway area express demand for accessible housing (372 applications). Loreburn Housing Association (HA) operates a separate waiting list from the Homes4D&GCHR, with approximately 180 applicants requiring accessible housing. The Loreburn HA waiting list demand has not been included within Dumfries & Galloway HNDA demand analysis as it is not possible to eliminate double counting across both registers. On the basis, the Homes4D&G CHR was selected as the source which was likely to offer the most credible estimate overall, offering a prudent benchmark of demand for social housing which avoids any risk of duplication.<br><br>According to the 2023 HNDA survey outcomes, 17% of all households with a health condition or disability require specialist housing in Dumfries & Galloway (4,833 households). Of this group, 66% of households required accessible accommodation with a further 13% of respondents seeking wheelchair suitable accommodation, 12% housing for older people and 7% specialist supported housing.<br><br>The Dumfries HMA has the greatest number of households with unmet need for accessible housing (1,912), followed by the Stranraer HMA with 281 households who require an accessible home.<br><br>**<u>Adapted Housing</u>**<br><br>Projecting future adaptation requirements is challenging due to the changing demographics across Dumfries & Galloway. It is likely the current requirement will increase given household growth and ageing |

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| | population. This means targets in relation to specialist housing and adaptations will require continuous review to understand requirements as population demographics change. Dumfries & Galloway Council will undertake this as part of their Local Housing Strategy development work. In some instances where adaptation is not possible there may be need to identify alternative suitable housing options for such households.<br><br>The Scottish House Condition Survey provides estimates of properties with adaptations and properties requiring adaptations by local authority area. Across Dumfries & Galloway, the SHCS estimates that 19% of properties are currently adapted.<br><br>According to the 2023 HNDA survey, 37% of all households who have health conditions or disabilities are currently living in adapted properties in Dumfries & Galloway. However, 22% of respondents with a health condition or disability confirmed that they had unmet demand for housing adaptations amounting to 6,198 households. This equates to 9% of all households across Dumfries & Galloway.<br><br>This enhanced figure for unmet need for adaptations is likely to be more representative of the current requirement for adapted housing given the level of statistical confidence achieved by the 2023 HNDA survey.<br><br>**Wheelchair Housing**<br><br>There is a drive and commitment to ensure individuals can live at home for longer which has an impact on increasing demands for accessible, wheelchair and adapted housing. The need for wheelchair housing is likely to increase in the context of Dumfries & Galloway's ageing population and the Council and its partners will consider this further through the LHS development process.<br><br>69% of 2023 HNDA survey respondents said that someone using a wheelchair would have difficulty accessing and moving around their home. This varies across the Dumfries & Galloway HMAs from 60% in Annan to 79% in Eskdale.<br><br>According to the HNDA 2023 survey, 13% of households in Dumfries & Galloway (608) who have an unmet need for specialist housing require a wheelchair accessible home. Over a third of all households who require wheelchair housing (34%) live in the Dumfries HMA, followed by 21% in Stewartry and 20% in Mid Galloway.<br><br>There are currently 104 wheelchair properties provided by social landlords across Dumfries & Galloway. The Homes4D&G Common Housing Register moved to a choice based lettings model in August 2023 and there is no waiting list demand data available for applicants requiring wheelchair housing.<br><br>Still Minding the Step (2018) was a national research study published by CIH Scotland and Horizon Housing Association, estimating the number of wheelchair homes required to meet the needs of households with disabilities in Scotland. It provides the only national methodology for estimating wheelchair housing requirements.<br>Using the Mind, the Step methodology, estimates that approximately 500 households need wheelchair housing in Dumfries & Galloway. This includes 194 households who required specifically designed wheelchair |

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| | homes and 306 households who require wheelchair adapted homes. These estimates are broadly similar to the results of the 2023 HNDA study and the number of households who stated they require wheelchair housing in the area (608 households).<br><br>Key findings on accessible, adapted and wheelchair housing for Dumfries & Galloway can be found at Appendix H. |
| Stakeholder consultation & engagement | Research and evidence building (including stakeholder engagement and consultation) across housing, health and social care partners has been instrumental in building the evidence required on the need for accessible, adapted and wheelchair housing across Dumfries & Galloway.<br>The evidence gathered from primary and secondary data analysis validates stakeholder engagement outcomes that there is a shortfall of wheelchair and accessible housing in Dumfries & Galloway to meet the needs of households with health conditions or physical disabilities, as well as Dumfries & Galloway's aging population.<br><br>During stakeholder engagement it was highlighted that current Planning Policy requirements in Dumfries & Galloway are minimal in relation to wheelchair and accessible housing and there is a need for policy development at both a national and local level if shortfalls are to be met across tenures including the private sector.<br><br>Stakeholders identified the main barrier to delivering more wheelchair and accessible homes as the relationship between housing design, density and footprint which cause challenges in terms of development viability due to sites constraints and costs.<br><br>It was agreed that further consideration needs to be given to setting targets for wheelchair and accessible housing, but these would need to be balanced against the risks, particularly in the private housing development sector, of diminishing the number of new homes completed which could in turn impact on the delivery of the affordable housing policy. To mitigate these risks, stakeholders agreed that further evidence and consultation with local communities and developers is required to give more insight to assist with target setting.<br><br>As well as a need for more new build wheelchair and accessible homes, stakeholders were keen that, as far as possible, new build housing should be futured proofed to ease adaptability requirements as the needs of households change.<br><br>The evidence from stakeholder consultation and engagement processes also highlights the requirement to shift investment policy around housing allocations from a reactive to a preventative model, which targets adaptations at an early stage and in properties which can offer long term sustainable solutions.<br><br>A business case setting out the potential for savings in health and social care interventions as a result of preventative housing expenditure could be instrumental in identifying appropriate resources. |

**Table 6.1: Accessible, Adapted and Wheelchair Requirements**

### 6.4.2 Non-Permanent Housing Evidence

| Non-permanent housing | |
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| National policies | **Homelessness: Code of Guidance (2019)** states homeless people should not be placed in temporary accommodation unnecessarily and time there should be as short as possible with care taken to avoid moves.<br><br>**Homeless etc (Scotland) Act 2003 (Commencement No.4) Order 2019** removed local connection enabling presentation by homeless households at any Scottish local authority area of their choice.<br><br>**Homeless Persons (Unsuitable Accommodation) (Scotland) Order 2020** amendment extends the Unsuitable Accommodation Order to all homeless households meaning that anyone staying in accommodation deemed as 'unsuitable' for more than 7 days will constitute a breach of the Order. Previously this only applied to children and pregnant women in bed and breakfast accommodation.<br><br>**The Homelessness & Rough Sleeping Action Group (HARSAG)** was set up by the Scottish Government to produce solutions to end homelessness and rough sleeping with a move towards a Rapid Rehousing approach. A requirement was placed on local authorities to produce 'Rapid Rehousing Transition Plans' (RRTP) with significant implications on the management and availability of non-permanent housing.<br><br>**Ending Homelessness Together Action Plan**<br><br>**Migrant Workers -** Non-EEA nationals may apply to work or train in the UK under several different schemes and categories. Some categories require the worker to obtain an Immigration Employment Document (IED), for example the Work Permits and Sectors Based Schemes, while others such as Fresh Talent Working in Scotland do not. Where and IED is required, this does not entitle the holder to enter or remain in the UK; they must also apply for leave separately, either as an Entry Clearance if outside the UK or Leave to Remain if already in the UK.<br><br>**Armed Forces -** Taking the Strategy Forward (Jan 2020) outlines how Scottish Government will move this agenda forward and achieve the best possible outcomes for veterans now and in the future. A refreshed action plan was launched in August 2022 along with commitments to provide annual progress reports. The 'Welcome to Scotland' Guide published in 2022 provides advice for service personnel and their families in relation to housing, education, and healthcare in Scotland.<br><br>Legislation in relation to armed forces personnel can be found in Armed Forces Act 2021 and Housing legislation.<br><br>**Housing to 2040 -** reflects the 2020-21 Programme for Government which states that the Scottish Government will undertake a review of purpose-built student accommodation which will help inform changes in the sector alongside the wider Rented Sector Strategy. |
| Local policies/ strategies | **Local Housing Strategies and Rapid Rehousing Transition Plans**<br><br>**RRTPs** |

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| | Rapid Rehousing Transition Plans outline how each local authority in Scotland aim to provide settled, mainstream housing outcome as quickly as possible for homeless households by minimising the time spent in any form of temporary accommodation, with by a more person-centred approach to enabling a successful transition to settled housing.<br><br>**Dumfries & Galloway RRTP 2019 - 2024**<br><br>The Dumfries & Galloway RRTP 2019 – 2024 outlines how the Council and its partners will transform, current service reprovision to reduce homelessness in Dumfries & Galloway and transition to a rapid rehousing approach. The plan contributes to the Council's Homeless Strategy which aligns to the Council priority to "protect our most vulnerable people" and to outcome 4 of the Local Outcomes Improvement Plan 2017-2027 which seeks to ensure that "there is affordable and warm housing for all". Through the Homeless Strategy, the RRTP also sits within the wider strategic planning framework of the Local Outcome Improvement Plan and LHS. To meet these priorities, the Dumfries & Galloway RRTP 2019-2024 outlines how the Council will prevent homelessness and repeat homelessness using a muti-agency approach.<br><br>A new 5 Year Homeless Strategy 2023-2028 was approved in August 2023 and includes an updated RRTP and action plan for 2023-2028. The new Homeless Strategy and RRTP was developed with key stakeholders and service users and focuses on 5 main themes.<br>• homeless prevention<br>• communication and service improvement<br>• temporary accommodation<br>• support<br>• client outcomes<br><br>The main successes from the previous strategy are:<br>• the introduction of a new Housing Options portal which provides those at threat of homelessness with information on support services and available housing options<br>• improved out of hours accommodation available for those who need emergency accommodation at weekends or after 5pm on a weekday<br>• new multi-agency protocols for homelessness prevention including Prison Discharge, Hospital Discharge, and the Young Persons protocols<br>• reduced temporary accommodation costs for service users<br>• improved temporary accommodation standards<br>• the implementation of Housing First.<br><br>The main actions for the RRTP 2023-2028 continue to focus on prevention, however, due to cost of living crisis it is anticipated that recent trends of increasing demand for homeless services will continue in the short term. In relation to temporary accommodation, the aim is to reduce the use of hotel and bed and breakfast accommodation by the end of March 2024. Key actions aimed at reducing the use of hotel and B&B Accommodation are: |

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| | • prioritise households in hotel or bed and breakfast accommodation for a move to self-contained temporary accommodation units.<br>• continue to explore the use of modular accommodation to provide quicker temporary accommodation solutions.<br>• increase temporary accommodation units and Housing First tenancies.<br>• develop a new service level agreement with RLS partners to increase the lets to homelessness in line with RRTP commitments to reduce length of time in temporary accommodation. |
| Property needs | As well as assessing the need for permanent housing, it is important the HNDA assesses the requirement for transitional accommodation, including temporary accommodation, houses in multiple occupation, refuges, hostels, tied/key worker housing, serviced accommodation, or student accommodation.<br><br>Non-permanent housing plays an important role in meeting a range of housing needs, including for transient populations such as seasonal/temporary workers and students; and those experiencing housing crisis who require temporary housing until a settled housing outcome can be achieved. Those living in non-permanent housing include homeless people, asylum seekers/refugees, people leaving care settings or institutions and students.<br><br>This is usually delivered via the acquisition or reconfiguration of existing stock; however, the development of new build units can also be an option, particularly for specific client or economic groups e.g., key workers or students. Provision can include temporary accommodation, specialist provision for homeless households, serviced accommodation, key/seasonal worker housing, student accommodation and housing for armed forces personnel. |
| Suitable for | Care leavers<br>Homeless households<br>Individuals leaving prison or institutional settings such as hospital<br>Those with experience of criminal justice system<br>Households experiencing domestic abuse<br>Migrant/seasonal workers<br>Key workers within the Dumfries & Galloway economy<br>Refugee and asylum seekers<br>Young People<br>Students<br>Armed Forces Veterans |
| Evidence | **Temporary Accommodation for Homeless Households**<br><br>There were 998 homeless applications in Dumfries & Galloway in 2021/22 and 1,252 homeless applications in 2022/23. This represents an increase of 25% between 2021/22 and 2022/23 and 28% between 2020/21 and 2022/23. The increases are notably higher than the national increase over the same period, at 9% and 12% respectively. The main reasons for homelessness in 2022/23 relate to household breakdown including 26% who experienced a non-violent dispute, 16% who experienced a violent dispute, and 13% who were asked to leave their current accommodation. Over 1 in 10 homeless |

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| | households (12%) left their accommodation as a result of other action by the landlord.<br><br>In 2023, there was 204 temporary accommodation units in the Dumfries & Galloway area to meet the needs of homeless households including 154 dispersed accommodation units provided by RSLs and 50 units by private sector landlords. Temporary accommodation plays a key role in accommodating households facing housing crisis in Dumfries & Galloway. A snapshot of 235 households in temporary accommodation on 31st March 2023 (Scottish Government HL1 statistics) revealed the majority of households were accommodated in RSL owned dispersed accommodation within the community (62%), 23% in accommodation owned by other landlords, 11% in Bed and Breakfast accommodation, 2% in local authority hostel and 2% in a Women's Refuge.<br><br>There are clear pressures on temporary accommodation in Dumfries & Galloway with the Council relying on the use of hotel and B&B accommodation to provide temporary solutions where there are no alternatives. In Dumfries & Galloway there were more households entering temporary accommodation (609) in 2022/23 than are exiting (515) temporary accommodation. The average time spent in temporary accommodation across Dumfries & Galloway in 2022/23 is 118 days (a 10% increase since 2018/19), albeit this is considerably lower than the Scottish average of 223 days.<br><br>To meet recent increases in demand, future requirements for temporary accommodation across Dumfries & Galloway are likely to increase in the short-term as the Council seeks to reduce the use of expensive and unsuitable B&B, whilst reducing breaches of the Unsuitable accommodation order. At the same time, Dumfries & Galloway will continue to deliver actions aimed at the prevention of homelessness, working in partnership with key stakeholders' as well as developing a new service level agreement with RSLs on the percentage of lets to homeless applicants. This approach should succeed in delivering a higher turnover levels and the scope to reduce temporary accommodation aligned to a more rapid transition to settled housing.<br><br>**Key Worker Accommodation**<br><br>Dumfries & Galloway HNDA consultation events in November 2023 and January 2024 suggested that a notable shortage of key worker housing was having an impact on recruitment and retention in both public and private sectors of the Dumfries & Galloway economy. To understand the extent and nature of key worker housing pressures, local employers were invited to take part in an online key worker housing survey open from 16 November 2023 to 4 March 2024. In total, 38 organisations responded including 35 private sector companies, two public sector and 1 response from an individual.<br><br>The key worker research explored the extent to which employers faced recruitment intentions and challenges or were considering interventions to enable employees to find a home. A notable 37% of respondents (14 out of 38) said they currently experiencing issues with recruiting staff. Key findings are as follows.<br><br>About a fifth of (7) employers expect the number of posts they will need to fill over the next 6 months to increase, with two organisations expecting a |

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| | significant increase in employees, namely the NHS and a private company within the administration and defence sector.<br><br>Over a third of (13) employers said that a 'shortage of housing/accommodation that staff can access to buy or rent' has impacted on their business/organisation's efforts to recruit staff. Four employers (10%) said that it was having a major impact on business growth, with these organisations located in the health, tourism and food and beverage industries.<br><br>Of 13 employers who said that there was need for key worker housing in Dumfries & Galloway (34%), the type of accommodation required ranged across housing tenures and property size, including<br>• 3 employers who said more affordable housing options are needed (including social housing (2) and low cost home ownership options (1)<br>• 4 who said more accommodation to buy and 4 said private rented sector accommodation<br>• 2 employers organisations an increase in all affordable and market housing options are required.<br><br>A range of one, two and three bedroom homes were also identified to meet the needs of key workers. Employers identified that workforce housing is most needed in Stewartry (4 employers), Dumfries (3), Eskdale (2) and Mid Galloway and Stranraer (1 respectively).<br><br>Furthermore, a specific consultation exercise was targeted at Social Care providers who identified said that many of the care homes in Dumfries & Galloway are located in rural setting where housing is expensive or simply unavailable. This is having a significant impact on recruitment in this sector. Providers identified that an increase in affordable housing within rural localities would ease current recruitment and retention pressures.<br><br>Over and above the key worker study, additional information provided by NHS Dumfries & Galloway identified that there is a need for an additional 109 units of accommodation to meet the demand from the NHS International Recruitment Programme and 150 short term residencies needed for health workers including medical and clinical trainees/students. These requirements have also been identified as part of the student accommodation requirements below.<br><br>**Student Accommodation**<br><br>There are approximately 8,000 students studying across five further education providers in Dumfries & Galloway. For this population, the current provision of student accommodation is extremely low in Dumfries & Galloway with 120 units located at The Crichton Campus.<br><br>The Crichton Campus Leadership Group (CCLG) has undertaken work to identify student accommodation requirements in Dumfries & Galloway. There is currently a need for 250 units of accommodation plus an additional 270 by 2028 which includes 150 urgent NHS key worker housing units to meet urgent current accommodation requirements and future projected growth. CCLG has advised that if no additional accommodation becomes available, then growth identified for Scotland's Rural College, University of West of Scotland, and University of Glasgow would stall. |

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| | There are several challenges to the delivery of additional student accommodation in Dumfries & Galloway. By improving the student experience, more students are likely to choose to study in Dumfries & Galloway either living on campus or within Dumfries. Due to the restricted number of student accommodation units available, there is not a unified student community in the area despite a significant population. Developing student accommodation units could stimulate the student community and have a positive impact on the Dumfries & Galloway economy. Access to more sport facilities, shared study spaces and more regular transport links to the campus would also improve the student experience. The CCLG has identified that access to private rented sector accommodation is extremely limited, and a number of students studying at the Crichton currently live in Carlisle and commute to Dumfries to study. Commercial interest in the delivery of suitable private sector student accommodation in Dumfries is a significant barrier to growing the student population in the area.<br><br>A number of solutions are being considered to address shortfalls in student accommodation, including the conversion of previous teaching accommodation and retrofitting other types of accommodation. Retrofitting the building is currently at proposal stage, with architectural plans being drawn up to submit to the planning department for a change of use. Three brownfield sites across Crichton Campus and adjacent NHS sites have also been identified for this purpose.<br><br>Key findings on non-permanent housing requirements for Dumfries & Galloway can be found at Appendix H. |
| Stakeholder consultation & engagement | Research and consultation (including stakeholder engagement with RSLs, Housing, Health and Social Care partners, Dumfries & Galloway NHS, local employers and the Crichton Leadership Campus Group) has been instrumental in building the evidence required on the need for non-permanent and key worker housing across Dumfries & Galloway.<br><br>There is strong evidence that Dumfries & Galloway Council is currently experiencing pressure in meeting the needs of homeless households with the ongoing use of Bed & Breakfast accommodation. Partners highlighted that a high number of recent homeless presentations is likely to continue to increase in the short to medium term with a need to provide further temporary accommodation in suitable locations. Furthermore, partners highlighted a gap in accommodation for young care leavers with the need for more trauma informed solutions and transitional accommodation options to support the transition to independent living. A similar gap in provision for survivors of domestic abuse was also highlighted, with shortages evident by property size and location.<br><br>Consultation and engagement outcomes also suggest a need for more Housing First tenancies for homeless households, particularly in the West of Dumfries & Galloway. Stakeholders also identified gaps in commissioned housing support services for homelessness, including mental health and addiction support, where services users do not meet the tariff for health and social care commissioned services but need support with independent living to achieve housing sustainment. This is discussed further in section 6.4.3.<br><br>Stakeholder engagement outcomes validate that the current provision of student accommodation is extremely low with a need for an additional 420 |

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| | units by 2028 (including 150 NHS keyworker units) to meet current needs and the future growth ambitions.<br>Furthermore, consultation with public and private sector organisations identifies an unmet need for housing to assist with recruitment and retention in the Dumfries & Galloway economy. More specifically, a third of employers responding to a workforce housing survey identified the need for more workforce housing in the area.<br>The Specialist Housing Provision consultation event identified the need for collaborative and partnership working between NHS Dumfries & Galloway and the Crichton Campus Leadership Group to make the case for a joined up approach to the delivery of key worker and student accommodation as well as identifying several innovative key worker housing solutions to be considered further. |

**Table 6.2: Non-Permanent Housing Requirements**

### 6.4.3 Supported Housing Evidence

| Supported Provision | |
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| National policies | **Shared Spaces was commissioned by Homeless Network Scotland** to explore permanent and non-permanent provision for individuals experiencing homelessness with multiple and complex needs. There is recognition that some individuals may benefit from shared and supportive provision.<br>**Building Better Care Homes for Adults Guidance by the Care Inspectorate** illustrates what good building design looks like for care homes for adults post-Covid. It promotes self-contained small group living settings.<br>**Independent Review of Adult Social Care offers** recommended improvements to the adult social care system in Scotland and recommends that the safety and quality of homes must improve with more joint working between services to ensure support is provided to enable people to stay in their homes and communities. |
| Local policies/ strategies | **Dumfries & Galloway Integration Board (IJB) Health and Social Care Strategic Commissioning Plan 2022-2025:** Sets out the IJB's strategic vision and the seven 'Strategic Commissioning Intentions' that provide the framework to shift the integration of health and social care services. Several of the intentions are relevant to current and future supported housing provision including:<br>• *people being supported to live independently at home and avoid crisis*<br>• *fewer people experience health inequalities*<br>• *people and communities are enabled to self-manage and be supported to be more resilient*<br>• *people have access to the support and care they need.*<br>Of particular relevance to supported housing provision is the intention focused on independent living to avoid crisis, with key priorities including the delivery new models of care, shifting the balance of care, and improving the sustainability of community-based care and support.<br>**Housing Contribution Statements:**<br>Housing Contribution Statements (HCS) were introduced in 2013 and provided an initial link between the strategic planning process in housing at a |

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| | local level and that of health & social care. At that time the HCS had a specific focus on older people and most local authorities based their initial HCS on their existing Local Housing Strategy. With the establishment of Integration Authorities and localities, Housing Contribution Statements now become an integral part of the Strategic Commissioning Plan and have been expanded and strengthened to consider the role of supported housing provision in enabling key client groups to live well in the community they choose.<br>**Dumfries & Galloway Housing Contribution Statement** sets out the role of the Council as Strategic Housing Authority and the role of local social housing providers in achieving the outcomes required by the Dumfries & Galloway IJB Strategic Plan.<br>The two main outcomes which housing can contribute to delivery are as follows:<br>• to review data from the new Housing Needs and Demand assessment, in parallel with the Joint Strategic Needs Assessment, to ensure evidence-based decisions are made regarding future housing requirements for people with particular needs<br>• to contribute to the development of housing related services that reduce unplanned admissions to hospital, reduce the incidence of delayed discharge and minimise the frequency of unnecessary presentations to accident and emergency.<br>The HCS states that the outcomes will be achieved through preventative measures such as equipment and adaptations, and by increasing and improving community-based care and support services.<br>The findings of the Dumfries & Galloway HNDA 2024 will therefore provide the evidence base for decisions for future specialist housing requirements as well as in-situ preventive solutions. |
| Property needs | In assessing the need for supported accommodation, as well as considering the future requirements associated with housing for older people, the HNDA guidance should also consider the provision of care homes and residential homes for this client group. Future requirements for accommodation-based support services for key client groups including those with mental health conditions, physical disabilities, learning disabilities, neurodivergent disorders, developmental disorders, and other complex need; should also be considered.<br>Supported accommodation provision is often commissioned by health and social care partnerships to meet the requirements of households with complex care needs providing accommodation and on-site support to enable people to live well and with as much independence as possible.<br>Supported accommodation covers a wide range of commissioned housing models. The common factor is that properties are typically built, designed, or adapted for the needs of the client group. Generally, there is a national shift away from large-scale congregate developments for all client groups with support needs, to housing based within a community setting which provide flexible care and support to meet individual needs.<br>**Care homes**<br>Care homes are designed to care for adults (aged over 18+) with high levels of dependency, who need a complete package of 24-hour care. As well as |

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<tr><td></td><td>accommodation care homes offer nursing, personal and/or personal support to vulnerable adults who are unable to live independently. Residential Care is open to people with a range of care needs when a vulnerable person cannot return home safely so resides in a hospital/care setting for a prolonged period. These can include up to 24-hour supervision/monitoring.<br>Specialist Housing for Older People<br>Specialist Housing for older people takes many forms across the Dumfries & Galloway area but includes sheltered/retirement housing, very sheltered/extra care provision, and other types of provision which offer accessible homes and neighbourhoods with some form of warden or on-site supervision for households aged 60+. Older people can also access accessible and wheelchair housing in the community which is covered in Section 6.4.1 above.<br>Supported accommodation for key client groups<br>Types of supported housing provision could include:<ul><li>Core and cluster developments: smaller scale, community-based housing provision where care and support services are available to increase independence</li><li>Specialist support housing projects: open to client groups with a range of care needs. Typically, 24-hour support is available as well as self-contained accommodation spaces and communal living spaces. Depending on the client group, personal care, medical support, and wellbeing activities are also provided on site</li><li>Group homes: small scale shared housing projects, where individuals live in a group setting typically with no more than 4 others. This is often in singled shared property with communal cooking facilities and living space. Support and/or care is provided typically 24/7.</li></ul></td></tr>
<tr><td>Care & support needs</td><td>The housing care and support needs of households across the Dumfries & Galloway area will include:<ul><li>Housing support services</li><li>Tenancy sustainment support</li><li>HSCP and NHS commissioned services for key client groups including those listed below</li><li>Third Sector support and advocacy services</li><li>Nursing staff</li><li>Social work support staff</li><li>Care/Home care workers offering personal care</li><li>Warden, kitchen, and cleaning staff</li></ul></td></tr>
<tr><td>Suitable for</td><td>Households with high support and care needs, including<ul><li>Frailty</li><li>Dementia</li><li>Long-term illness, disease, or condition</li><li>Mental health conditions</li><li>Physical disability</li><li>Learning disabilities</li></ul></td></tr>
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- Neurological disorder
- Developmental disorder
- Drug/alcohol dependency
- Multiple complex needs

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<tr><td>Evidence</td><td>

**Care Homes**

In 2023 the number of registered places in care homes in Dumfries & Galloway was 1,075. This has reduced by 3% between 2022 - 2023 and by 16% since 2013.

For older people in Dumfries & Galloway, the number of registered care homes places have been declining year on year between 2013 – 2023 (9%), with the exception of 2022 - 2023 when there was a 3% increase in registered place.

In 2023, there were 1,038 registered care home places for older people. The total number of care homes for adults in Dumfries & Galloway has been falling year on year since 2013, and reducing overall by 30%. There were 31 care homes for adults in 2023 compared to 34 in 2019, a 10% reduction over the same period. This compares with a 6% reduction across Scotland. The occupancy rate in care homes in Dumfries & Galloway has improved over time. As of the end of March 2023 the occupancy rate was 91% (an increase of 5% since 2013) relative to 85% in Scotland (a decrease of 1% since 2013).

The number of long stay care home residents has decreased by 8% since 2013 from 1,025 to 994 adults in 2023. In contrast, the number of older people in short stay or respite accommodation in 2023 has increased by 17% since 2023 from 28 older people to 31 older people.

**Specialist Housing for Older People (Sheltered Housing or Extra Care Housing)**

There are 14,368 units of social housing in Dumfries & Galloway, with 4% (599 units) designated units of housing for older people. Of the 235 units of specialist housing that become available for letting each year (on average over the last 3 years 2020-2023), 32% were housing for older people (75 lets). As a result of the way applicants bid for homes on the Homes4D&G choice based lettings system, there is limited data capture on demand for sheltered housing with just 1% of waiting list applicants (23 households) specifically seeking sheltered housing in Dumfries & Galloway in 2023. Whilst this data could suggest that there are more units of sheltered housing becoming available each year than applicants, there is a total of 307 households registered for choice based lettings who are over the age of 65.

Furthermore, the 2023 HNDA survey identifies that 12% of households with an unmet need for specialist housing in Dumfries & Galloway (588) said they required specialist housing for older people. Over and above this, 14% of households in Dumfries & Galloway aged over 65 years (435), expressed demand for accessible (435) and 3% wheelchair housing (62).

It could therefore be concluded that approximately 1,100 older households in Dumfries & Galloway currently have an unmet housing need.

Given survey results and the limitations associated with capturing need on the Homes4D&G choice based lettings system, the role of age exclusive housing in meeting the needs of older people is an important question for the

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| | new local housing strategy. Stakeholder engagement evidence suggests that there is unmet need in Dumfries & Galloway and that models such as the care village concept, extra care retirement housing and intergenerational housing should be explored, together with more community led provision for older people. Furthermore, stakeholders identified the need to critically assess the sustainability of existing sheltered and retirement housing provision in Dumfries & Galloway, including analysis of its accessibility, connectively to local services and general appeal to a new generation of older people.<br><br>Modelling undertaken by the HSCP demonstrates that there are also capacity pressures in the care home sector in Dumfries & Galloway<br><br>**Supported accommodation for key client groups**<br>Dumfries & Galloway Council and Dumfries & Galloway Health & Social Care Partnership commission supported housing services for a range of client groups living across the area. Analysis of current commissioned provision in December 2023, reveals this includes:<br>• 1,031 care home places for older people and 31 care homes places for people with a learning disability/autism<br>• 1,566 commissioned care and support packages for older people provided in mainstream housing<br>• 585 commissioned care and support packages in mainstream housing for people with a learning disability or autism, plus 142 commissioned for mental health and a further 280 support packages for people with a physical/sensory disability<br>• 217 supported accommodation tenancies for people with a learning disability/autism<br>• 342 commissioned sheltered/retirement housing tenancies and 133 very sheltered housing tenancies<br>• 72 commissioned housing support tenancies for homeless households in homeless supported accommodation and 28 homeless households living in women's refuge accommodation.<br><br>The HNDA 2023 household survey identifies that 7% of households who identified an unmet need for specialist housing, said they required specialist supported housing (342). This estimate is closely validated by analysis from the Council and Dumfries & Galloway Health & Social Care Partnership, which identifies an additional need for roughly 360 supported accommodation units for key client groups as follows.<br>• 16 care home places and 40 support accommodation units for people with learning disability/autism<br>• For older people there is an anticipated need for 260 care homes places and within this includes extra care housing for older people<br>• 40 supported accommodation units to support homeless demand including 10 additional housing first tenancies.<br><br>Key findings supporting the evidence on supported housing provision is provided in Appendix H. |

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| Stakeholder consultation & engagement | Research and consultation across housing, health and social care partners has been instrumental in building the evidence required to estimate need for specialist supported housing across Dumfries & Galloway.<br>Due to the aging population aligned to Dumfries & Galloway's appeal as an area for retiree's, stakeholder engagement outcomes suggest that there is an unmet need for older people's housing in the area. However, stakeholders felt there is a need to move beyond social rented housing models to meet the needs of older client groups. Through close working with the Council and the Health & Social Care Partnership there is an opportunity to identify how private developers could build more age exclusive housing in Dumfries & Galloway.<br>Whilst consultation and engagement outcomes identify the need for more supported housing for key client groups, due to workforce pressures there was a view that future supported housing models should meet the needs of a mix of client groups and with more consideration given to community led partnership models. Furthermore, it was suggested that consideration is required by the Council and HSCP to test the possibility of enabling intergenerational supported housing.<br>More widely, stakeholders suggested a need to move away from traditional forms of supported accommodation, such as sheltered housing with a warden in place, as well a need to proactively tackle aging and unpopular sheltered housing stock which is no longer fit for purpose.<br>The current capacity and condition of care home provision in Dumfries & Galloway was also highlighted during stakeholder engagement, particularly in the context of an aging and increasingly frailer population. All care home provision is currently commissioned from the private sector with no statutory provision in place. HSCP stakeholders advised that capacity modelling suggests that the need for care home places peaks in 2046 at 1,322 beds (mostly for older people). There is a growing need to increase the capacity and quality of care home provision, with a need for more dementia friendly, smaller scale provision which is equipped with modern amenities.<br>Finally, stakeholder engagement outcomes identified a gap in specialist housing options for people with complex care needs who are currently living in out of area placements and who need to be relocated back in the Dumfries & Galloway area. |

**Table 6.3: Supported Housing Requirements**

### 6.4.4 Care & Support for Independent Living Evidence

| Care & Support for Independent Living at Home | |
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| National policies | **The Carers (Scotland) Act 2016** places a duty on each local authority and Health & Social Care Partnership to jointly prepare a Carers Strategy which sets out plans for identifying carers, understanding the demands for support, an assessment of unmet needs and timescales involved in preparing adult carer support plans.<br>**Social Care (Self-directed Support) (Scotland) Act 2013** ensures social care is controlled by the supported person and personalised to their own outcomes and respects the person's right to participate in society. |

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| | Individuals should be involved in developing their support plan, understand the options available to them and be aware of the budget available to them.<br>**Age, Home, and Community**: **A strategy for housing for Scotland's older people 2012-2021** was published in 2011. It sets out Scottish Government's vision that older people in Scotland are valued as an asset, their voices are heard, and they are supported to enjoy full and positive lives in their own home or in a homely setting.<br>**Housing to 2040** aims to 'modernise and develop the core services in social housing to deliver cross-sector support for aspects such as welfare advice, tenancy sustainment, wellbeing and care and support'. There is a Route Map indicating the importance of digital connectivity as a key dimension of supporting independent living.<br>**Housing Support Duty -** The purpose of the housing support duty ('the duty') is to help prevent homelessness among people that the local authority believe may have difficulty in sustaining their tenancy. The duty is intended to complement the preventative approach developed in recent years through the Housing Options Hubs across Scotland rather than to shift focus and resources from prevention to dealing with the crisis of homelessness. Local authority staff are already providing housing support and advice to applicants through homelessness prevention activity.<br>**Care and Repair Scotland, Good Practice Guide** highlights the standards expected during the management and delivery of Care and Repairs services throughout Scotland. |
| Local policies/strategies | **Dumfries & Galloway Integration Board (IJB) Health and Social Care Strategic Commissioning Plan 2022-2025:** Sets out the IJB's strategic vision and the seven 'Strategic Commissioning Intentions' that provide the framework to shift the integration of health and social care services. Several of the intentions are relevant to current and future supported housing provision including:<br>• *people being supported to live independently at home and avoid crisis*<br>• *fewer people experience health inequalities*<br>• *people and communities are enabled to self-manage and be supported to be more resilient*<br>• *people have access to the support and care they need.*<br>Of particular relevance care and support provision is the independent living intention to avoid crisis with key priorities focusing on new models of care, shifting the balance of care and sustainability of community-based care and support.<br>**Right Care Right Place (RCRP):** Is the name of the programme of Community Transformation in Dumfries & Galloway to support delivery of the model of care described in the IJB's Strategic Commissioning Plan. The programme has three distinct but closely linked related areas of health and social care: 1) Home Teams 2) Care and Support at Home, 3) Intermediate Care and Supported Living.<br>The programme identifies the aging population in Dumfries & Galloway will impact on the demand for health and social care services, and that more people are living for longer in ill health, with resources needed to manage longer term conditions. The rural environment of Dumfries & Galloway is identified as having both positive and negative impacts on this scenario |

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| | including digital exclusion and fuel poverty. The RCRP modelling includes demand for specialist accommodation provision over a 30-year period from 2021 – 2051, including a peak requirement of 1,580 support accommodation places by 2036 and 1,322 care home beds, predominantly for older people by 2046. |
| Property needs<br>Care & support needs | The delivery of preventative housing solutions which enable households to live independently in the communities they prefer, reflects the policy shift away from institutional settings and congregate environments in Scotland, towards the delivery of practical care, support and assistance personalised to everyone. Individuals may require care and support at different points in their life, or not at all.<br>There are a wide range of relevant care and support services available across Dumfries & Galloway to enable residents to live independently in their own housing setting. These are services generally unconnected with the forms of specialist housing outlined in previous templates. These services will include:<br>• Property related interventions or assistance such as:<br>o Mobility aids and equipment<br>o Property adaptations<br>o Small repairs services including handypersons<br>o Care & Repair services including support to manage repair, maintenance, or improvement works<br>o Telecare/Telehealth and community alarms<br>• Care and support interventions or services such as:<br>o Self-directed support<br>o Home care workers<br>o Specialist support workers<br>o Carers<br>o Social workers<br>o Welfare Rights Advisors<br>o Housing/tenancy support workers |
| Suitable for | Households who require some form of support or care service to enable independent living at home could include:<br>• Frailty<br>• Dementia<br>• Long-term illness, disease, or condition<br>• Mental health conditions<br>• Physical disability<br>• Learning disabilities<br>• Neurological disorder<br>• Developmental disorder<br>• Drug/alcohol dependency<br>• Multiple complex needs |
| Evidence | **Care at Home services** |

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| | According to the Scottish House Condition Survey, across Dumfries & Galloway, the proportion of households receiving care services (8%) is slightly higher than the Scottish average (7%). A significantly higher proportion of households in the social housing sector (20%) receive care services in comparison to other tenures including the private rented sector (9%) and owner-occupation (5%). Older households have the greatest proportion of those with one or more member receiving care services with an average of 12% across the Dumfries & Galloway area, which is the same as the Scottish figure of 12%.<br><br>The total number of homecare clients in Dumfries & Galloway in 2017 was 2,360 with a total of 42,400 hours of care provided. This is a slight increase in number of clients since 2011 (1) but a significant increase in the number of hours provided (40%).<br><br>Dumfries & Galloway ranks 3 out of 32 local authorities in Scotland for the rate of clients receiving home care per 1,000 population at 15.81, which is higher than is incidence in Scotland overall (11.04). Whilst this may align to investment in services which support people to live independently at home, having the third highest rate of homecare services is Scotland is notable.<br><br>There are 300 self-funders aged 65+ receiving free personal care in care homes with a further 60 receiving free personal and nursing care. The number of home care clients aged 65+ receiving free personal and nursing care at home has increased by 6% between 2013/14 and 2022/23, totaling 1,680 households in 2023.<br><br>The top 3 social care services received by clients in the Dumfries & Galloway area are self-directed support (38%), social worker involvement/support (25%), followed by community alarm/telecare at (20%). Perhaps unsurprisingly, the largest group of social care clients across Dumfries & Galloway are those aged over 65+ with this group accounting for 82% of all clients. Females are the largest gender group making up on average 63% of social care clients.<br><br>In 2011, just under 10% of the Dumfries & Galloway population were providing some form of unpaid care.<br><br>According to HNDA 2023 households survey results, 29% of respondents who need and received support services (3,106 households) have regular contact with social services, health, or other caring organisations. 4% (435) of respondents said that they need but do not receive regular contact with care services, with a further and 3% (329) who said they needed further support to remain independent but less than 24 hour support.<br><br>Given current population projections and an ageing population it is likely that demand on care and support services will increase. Given longer life expectancy there is a view that cases are likely to become more complex with increases being seen across a range of client types.<br><br>**Aids & adaptations**<br><br>According to the 2023 HNDA survey, 37% of households in Dumfries & Galloway with a long term health condition or disability have property adaptations (10,673). This equates to 15% of all households across Dumfries & Galloway. The most popular adaptations currently fitted are handrails (25%) followed by level access showers at 18%. Of the 15% of |

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| | respondents who had an adaption, 39% were owner occupiers, while 44% rented from a social landlord and 23% rented from a private sector landlord.<br><br>The Scottish House Condition Survey 2017-19 indicates that there is a need for 2% of dwellings in Dumfries & Galloway to be adapted to meet the requirements of identified households, although this is likely to be an under-estimate when household growth and the ageing population is considered.<br><br>22% of respondents to the 2023 HNDA survey who had a health condition or disability (6,198) reported an unmet need for a property adaptation. This equates to 9% of all households living in Dumfries & Galloway.<br><br>Of those reporting an unmet need for adaptations, most households are seeking handrails (7%) and level access showers (7%). Of those with an unmet need for adaptations, 43% are owner occupiers, 33% rented from a social landlord, and 24% rented from a private landlord. The 2023 HNDA survey shows that Dumfries (26%) followed by Eskdale (25%) then Stewartry (24%) have the highest proportions of unmet need for housing adaptations of households with health conditions and disability in each area expressing need.<br><br>In 2020/21, just over £678,721 has been invested in Scheme of Assistance private sector adaptations across Dumfries & Galloway.<br><br>**<u>Telecare</u>**<br>3,580 households across Dumfries & Galloway are supported to live independently as a result of using assistive technology. 80% of telecare clients across the Dumfries & Galloway area are over the age of 75 years.<br><br>There are 1,170 telecare clients also receiving a home care service in 2017, with 78% being over the age of 75 years. 67% of telecare clients across the Dumfries & Galloway area are not currently receiving a homecare service.<br><br>**<u>Self-directed support</u>**<br>Public Health Scotland, Social Care Insights Dashboard shows that there has been a steady increase since 2014, in people choosing self-directed support across Scotland.<br><br>In 2021/22, 7,550 people choose self-directed support in Dumfries & Galloway an increase of 1% since 2017/18 when 7,480 people chose this option. Within Dumfries & Galloway, the most common type of self-directed support is Option 3 where the local council arranges the support on behalf of the individual with 6,790 people receiving this across the area. There are 480 people who receive a direct payment to purchase their own support and a further 20 where the person directs the available support. A further 260 people receive a mix of the four self-directed support options.<br><br>Key findings supporting the evidence on care and support for independent living is provided in Appendix H. |
| Stakeholder consultation & engagement | Research and consultation across housing, health and social care partners has been instrumental in building the evidence required to estimate the need for care and support services to enable independent living across Dumfries & Galloway.<br><br>There is clear evidence that the Council, HSCP and providers are working together to enable people to live as independently as possible in their own communities through use of adaptations and technology, as well as the |

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| | provision of care and support services. There are challenges in relation to the availability of funding to adapt stock to enable people to live well at home. The cost of care packages along with recruitment and retention issues in the care at home sector was also identified as a notable challenge.<br><br>Stakeholder engagement highlighted the main challenge at a national and local level, is the number of people living longer but not living well. Aligned to the need for more specialist housing, there is a need for more preventative approaches in Dumfries & Galloway that could assist people to live well for longer in the homes and communities they choose.<br><br>Partners discussed the resource challenges of shifting to a more preventative approach, with gaps in housing adaptation budgets resulting in priority given to those in immediate and urgent need.<br><br>The role of technology was highlighted as a possible solution to enabling independent living and preventing pressures in other areas of health and social care provision, with more investment needed in technology enabled care in mainstream housing. Whilst the analogue to digital shift was noted to assist significantly with the scope and capability of future telecare services, it was acknowledged that there are still digital connectivity issues in some remote areas of Dumfries & Galloway. Practice and resource issues were also identified, with a shift in staff culture and practice needed to encourage the use of telecare across the workforce in the NHS, HSCP and social housing. |

**Table 6.4: Care & Support for Independent Living Requirements**

### 6.4.5 Special Housing Provision: Site Provision

| Site Provision | |
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| National policies/strategies | **Gypsy/Travellers and Care** published in 2021 by the Equal Opportunities Committee (EOC) sets out that Gypsy/Travellers do not enjoy the benefits of universal health care.<br>**Scottish Government (2020) Gypsy/Traveller accommodation needs: evidence review**<br>**Improving Gypsy/Traveller Sites: Guidance on minimum site standards and site tenants' core rights**<br>Thematic Report on Gypsy/Traveller Sites commissioned by the Scottish Housing Regulator **'Improving the Lives of Scotland's Gypsy/Travellers'** (2019)<br>**The Planning Act (Scotland) 2019** sets out the need for planning authorities to embed stronger engagement with Gypsy/Travellers in local development planning as a statutory requirement.<br>**Equality and Human Right's Commission's report Developing Successful Site Provision for Scotland's Gypsy/Traveller Communities**<br>**Scottish Government (2019) Improving the Lives of Gypsy Traveller: 2019-21**<br>**Scottish Government (2019) Gypsy/Traveller Sites in Scotland**<br>**Scottish Government (2020) Gypsy/Travellers-accommodation needs: evidence review** |

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| | **Housing to 2040** made a commitment to make available up to £20M over five years for more and better Gypsy/Traveller accommodation (2021-22) |
| Local policies/strategies | **LHS Commitments to Gypsy/Travellers**<br>The 2018-2023 Dumfries & Galloway Local Housing Strategy sets out a commitment to identify and deliver solutions that ensure the Council owned Gypsy Traveller sites meet the minimum standards put in place by the Scottish Government.<br>There are two public Gypsy/Traveller sites in Dumfries & Galloway (Thistle Grove, Collin and Barlockhart Park, Glenluce) owned and managed by Dumfries & Galloway Council. The 2023 SHIP update reveals that an option appraisal is underway for the Gypsy Travellers site at Collin with the intention to submit a bid to the Scottish Government's £20M fund which aims to provide improved accommodation for Gypsy/Traveller communities.<br>Dumfries & Galloway LDP 2 (2019) outlines that there is no identified need for additional sites for Gypsy/Travellers and that any proposals for additional sites will be assessed against the relevant policies of the plan taking into account the Local Housing Strategy and Housing Needs and Demand Assessment that apply at that time.<br>To inform the Dumfries & Galloway HNDA 2024, Dumfries & Galloway Council commissioned a survey of the gypsy traveller community, delivered over a 6 week between December 2023 and January 2024, to provide insight and evidence on existing site provision and the accommodation requirements of Gypsy/Travellers. |
| Land needs | The HNDA should set out current need and demand for the provision of sites and pitches for both Gypsy/Travellers and Travelling Showpeople. Gypsy/Travellers are recognised as a distinct ethnic group by the Scottish Government. There is a large body of evidence, both in Scotland and in the UK, which shows a lack of access to culturally appropriate housing which is a major contributory factor in poor health, education and societal outcomes experienced by Gypsy/Travellers.<br>As defined in the Scottish Government's Local Housing Strategy Guidance, the term Gypsy/Traveller refers to a range of distinct groups including Romanies, Scottish, Irish, English and Welsh Travellers, who regard the travelling lifestyle as part of their cultural and ethnic identity. Travelling Showpeople are not an ethnic minority and do not seek this status, however they do have a distinctive cultural and historic identity and are explicitly identified as a key client group in their own right, distinct from Gypsy/Travellers.<br>**Land needs**<br>Land need for both communities will include either permanent or temporary (transit) sites and pitches for caravans and mobile homes, with offer communal facilities and which are made available to meet the accommodation needs of Gypsy/Travellers and/or Travelling Showpeople.<br>This will include sites suited for residential and yard storage/ maintenance areas, as well as ensuring appropriate access to the sites. Primary sites are likely to be public sector/local authority provision but could also include private sites and parks. The Scottish Government has published formal guidance on site and pitch standards, in terms of space, amenities and so |

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| | on, and all landlords are required to ensure these are met in full. It should be noted that Gypsy/Travellers across Dumfries & Galloway do seek, or are required by circumstances to consider, permanent housing in mainstream homes which are delivered and accessed through allocation procedures.<br>**Care and support needs**<br>Gypsy/Travellers require the same access to a range of public services as the rest of the resident population, including health care and education. They may also require additional care and support to enable independent living in their community. |
| Suitable for | Gypsy/Travellers<br>Travelling Showpeople |
| Evidence | According to 2018 Scottish Government research[1], there are 2 public sites with 21 active pitches available in Dumfries & Galloway for Gypsy/Travellers, and 1 private site with 12 active pitches.<br>There were 102 Gypsy/Travellers recorded as living in Dumfries & Galloway in the 2011 Census, the last credible population count, including the population of Gypsy/Travellers households living in settled accommodation. The 2011 Census suggests that 85% of Scotland's Gypsy/Traveller population live in 'traditional' brick and mortar accommodation with the majority renting their accommodation. The 2011 Census also indicates that 5% of White Gypsy/Travellers in Scotland have very bad health and 43% very good health with 3,371 people providing unpaid care on a weekly basis. 2% of White Gypsy/Travellers have four or more long-term health conditions and 22% have one condition.<br>In 2023, there are 2 public Gypsy/Traveller sites in Dumfries & Galloway with 15 pitches at Thistle Grove (74% occupancy) and 7 pitches at Barlochhart Park (38% occupancy). Two of the pitches at Thistle Grove have recently closed bringing the number down to 13 in 2024 with no expressed waiting list demand.<br>According to data statistics, unauthorised encampments in Dumfries & Galloway are declining. There were 17 unauthorised encampments across Dumfries & Galloway during 2022/23, in contrast to an average of 23 unauthorised encampments per year between 2017/18 and 2022/23. During this period, unauthorised encampments increased dramatically from 9 (in 2017/18) to a peak of 32 in 2020/21, reducing back down to 17 in 2022/23. As of February 2024 there have been 5 unauthorised encampments.<br>Key findings supporting the evidence on site provision is provided in Appendix H: Core Output 3 Databook (Specialist Housing). |
| Stakeholder consultation & engagement | In 2023, Dumfries & Galloway Council commissioned a survey to inform the accommodation needs of Gypsy/Travellers. In total, 8 households completed a face to face site survey in November 2023 delivered by the Council's Gypsy/Traveller Liaison Officer, with 215 households living in settled housing responding to an online survey held between December 2023 and January 2024. Key findings from the surveys are set out below.<br>A total of 8 respondents took part in the site survey, with 88% (7 respondents) living on one of the public sites and 12% (1 respondent) living |

[1] Gypsy Traveller sites in Scotland (2018), Engage Scotland and Craigforth for the Scottish Government

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| | on a private site. All of the respondents living on the public sites live in a mobile caravan. 88% of respondents feel that they have adequate access to health and social care services due to the location of the sites and 50% said they had adequate access to education (with the other 50% responding do not know/prefer not to say). 100% of Respondents from Barlockhart (2) responded that the current location and accommodation meets their lifestyle and household needs "very well", whereas at the Thistle Grove site 60% (3) stated it suited them "fairly well". A further 40% (2 households) stated that Thistle Grove suited them "not at all well". Of those individuals that responded that it did not suit "very well" or "not at all well", all said the site was in a poor condition with upgrades required. It was suggested the Thistle Grove site lacks adequate fencing surrounding the pitches to make the site safe. The majority of respondents living on existing site provision (38%) said there was a need for a permanent replacement site due to the condition of the Thistle Grove site. Those who said there was no need for an additional site (25%), cited perceptions that there was no demand for further provision.<br><br>The majority of respondents (38%) said there was no need for short term stopping places in the Dumfries & Galloway area with (25%) saying there was.<br><br>Formal engagement was also undertaken with residents at Thistle Grove in October 2023 regarding the option appraisals undertaken on the improvement works required at the site. In December 2023 Dumfries and Galloway Council Communities Committee consider the options appraisal, including resident engagement, and replacement of the current site as the agreed option.<br><br>Further consultation with local Gypsy/Travellers should, therefore, be undertaken while planning and developing a replacement site to ensure needs are adequately met. Dumfries & Galloway Council should review the sites used by Travelling Showpeople to ensure facilities at these sites are also adequate to meet their needs.<br><br>Of the 250 residents who completed the settled accommodation survey, 55% (118) live in owner occupied accommodation, followed by 21% (45) who live in the private rented sector and 18% (39) in the social rented sector. The majority of respondents (76%) said that their home meets their households needs fairly well or well. 14% of respondents said their current accommodation did not suit their needs very well and 9% said it did not suit their needs well at all. The main reasons that individuals do not believe their current accommodation meets their needs is due to overcrowding and disability needs.<br><br>51% respondents said they feel they have access to adequate healthcare and social care services. The main reason for this is the location of healthcare facilities and the ability to get appointments easily. 37% respondents said they did not feel they have access to adequate healthcare and social care services with the main reason being difficulties with getting appointments or registered with NHS Dentists and GPs.<br><br>Of those living in settled accommodation, 17% of survey respondents said they need to move home or are likely to move in the next 2 years (20%). The main reason for moving home is to access an improved or different property type (13%) followed by wanting to move to a different neighbourhood (10%). 47% of respondents would like/need social rented |

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| | housing with the main barriers to moving home being financial constraints and a lack of affordable housing options in areas of choice. |

**Table 6.5: Dumfries & Galloway Site Provision Requirements**

## 6.5 Core Output 3: Key Issues – Dumfries & Galloway Housing Market Area

The assembly of Core Output 3 of the HNDA has provided Dumfries & Galloway Housing Market Partners with a clear, evidence-based understanding of:

- future property requirements associated with specialist housing provision including accessible and adapted housing, wheelchair housing and non-permanent accommodation for key client groups
- future care and support requirements to enable independent living including supported housing for key client groups, plus housing support and homecare services
- future site provision to meet the needs of the Gypsy/Traveller and Travelling Showpeople communities.

Synthesising the evidence assembled from Core Output 3, allows Dumfries & Galloway partners to establish a starting point in estimating the extent and nature of future provision required across each category of specialist housing as follows:

| Specialist Housing Requirements: Future Provision | | |
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| Accessible, adapted and wheelchair housing | • It is estimated that 500-600 households may require wheelchair housing<br>• It is estimated that roughly 6,000 households across Dumfries & Galloway require adaptations to their current home | 2023 Dumfries & Galloway HNDA survey |
| Non-permanent housing | • It is estimated that student accommodation spaces in Dumfries & Galloway will need to increase by 420 spaces by 2028 (including 150 NHS Dumfries & Galloway key worker units)<br>• It is estimated that approximately 110 key worker units may be required in the immediate future to the demands for International Recruitment Programme | Local evidence – and stakeholder consultation event |
| Supported housing | • It is estimated that roughly 1,100 households across Dumfries & Galloway may require housing for older people<br>• Demand for care home places is expected to peak at 1,322 beds in 2046 with a need for an additional 260 places (including some extra care housing places)<br>• There is a need for 40 units of support accommodation for homeless households including 10 additional housing first tenancies<br>• There is a need for roughly 350 commissioned tenancies/care home spaces for key care groups with older people accounting for most anticipated future need. | 2023 Dumfries & Galloway HNDA survey<br>Local evidence – provided by Dumfries & Galloway Council and Dumfries & Galloway HSCP |

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| Site Provision | • There is no evidence of demand for an additional Gypsy/Traveller site in Dumfries and Galloway with existing provision being sufficient in scale.<br>• There is a need to replace the Gypsy/Traveller site at Thistle Grove, Collin in Dumfries & Galloway with refurbishment of the site being a suitable option for consideration.<br>• There is no need for short stay or stop-over sites in the area | Local evidence provided by Dumfries & Galloway Council and Primary Gypsy Traveller Research. |

There are gaps in insight associated with estimated requirements for future provision around care and support services for independent living.

Over and above the specific immediate requirement for over 80 commissioned supported tenancies for specific care groups; evidence from secondary data, primary research and stakeholder consultation suggests that at a minimum, there is demand for supported housing for older people, people with a learning disability/autism and homeless people across Dumfries & Galloway. Such provision should ease unmet need for specialist housing, assist with independent living and prevent unnecessary admissions to care homes and hospital.

Dumfries & Galloway Council and HSCP are committed to working collaboratively in using the evidence provided in HNDA Core Output 3 as starting point to robustly evidence future requirements for each form of specialist provision within the development and delivery of their future strategies and plans.

| Dumfries & Galloway HNDA: Core Output 3: Specialist Housing Provision | |
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| LHS & Development Plan | Key Issues identified in the HNDA |
| Property needs | • **Accessible and adapted housing:** It is estimated that there are 2,688 units of specialist housing provided by social landlords in Dumfries & Galloway, representing 19% of all social tenancies. 13% of waiting list applications on the More Homes for Dumfries & Galloway Common Housing Register require accessible housing<br>37% of households all households with a long term illness or disability currently have a special form of adaptation in their home, with handrails being most common. 22% (6,198) of households with a long term illness or disability have an unmet need for adaptations. This equates to 9% of all households living in Dumfries & Galloway. Of those reporting unmet needs for housing adaptations, most are seeking handrails and level access showers (7% respectively).<br>• **Wheelchair housing:** 4% of all specialist stock in the social housing sector in Dumfries & Galloway (104 units) is fully wheelchair accessible. According the 2023 HNDA survey, 13% of households with a long term illness or disability (608) have an unmet need for wheelchair accessible housing. This estimate validates well to a local ‘Mind the Step’ calculation which suggests a need for 500 wheelchair accessible homes in Dumfries & Galloway. This level of |

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| | unmet need is in sharp contrast to the average annual turnover of wheelchair properties in the social housing sector, just 11 properties per annum.<br>• **Non-permanent housing:** There are 204 temporary dispersed accommodation units in the Dumfries & Galloway area to meet the needs of homeless households. At the latest snap count (March 2023), of the 235 households in temporary accommodation, the majority were accommodated in self-contained dispersed accommodation from RSLs (62%) or private landlords (23%), with the remainder accommodated in Bed & Breakfast provision (11%), hostels (2%) or refuge accommodation (2%).<br>Whilst demand for temporary accommodation is growing and projected to continue to grow in the short term, the rate of households in temporary accommodation per 1,000 in Dumfries & Galloway is 0.3 considerably lower than the national rate per 1,000 of 5.9.<br>• **Key Worker/Student Accommodation**: It is estimated that approximately 110 key worker units may be required in the immediate future to meet the demands of the NHS International Recruitment Programme.<br>There are approximately 8,000 students studying across five further education providers in Dumfries & Galloway. The current provision of student accommodation is extremely low with just 120 units located at The Crichton Campus in Dumfries. There is a projected need for an additional 420 student accommodation units by 2028 which includes 150 required for NHS trainees. |
| Care and support needs | • **Supported provision:** There were 1,025 total residents in care homes inclusive of long, short stay and respite in 2023 in Dumfries & Galloway, with an occupancy rate in care homes of 91%. There were 31 care homes for Adults across the Dumfries & Galloway area in 2023.<br>4% of all social housing stock (599) provides housing for older people including sheltered housing. According to the 2023 HNDA survey, almost 600 households across Dumfries & Galloway (588) have an unmet need for age exclusive housing.<br>Dumfries & Galloway HSCP estimate that there is a need for 16 care home places and 40 support accommodation units for people with learning disability/autism.<br>For older people there is an anticipated need for 260 care homes places and within this includes extra care housing for older people.<br>• **Care/support services for independent living: Telecare**<br>There are 1,170 telecare clients receiving a home care service in 2017, with 78% over the age of 75 years. Two thirds of telecare clients across the Dumfries & Galloway area are not currently receiving a homecare service. In |

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| | 2017, 3,580 clients received community alarm/technology enabled care only, with 81% being 75+. |
| Locational or land needs | • **Gypsy/Traveller Housing Needs:** In 2023, Dumfries & Galloway Council commissioned a survey into the 'Accommodation Needs of Gypsy/Travellers in Dumfries & Galloway'. The offers the most recent estimates of accommodation/site requirements for Gypsy/Travellers across the Dumfries & Galloway area along with the views of the Gypsy/Traveller Community living in settled accommodation in Dumfries & Galloway.<br>• **Current Site Provision:** As of February 2024, there are two public Gypsy/Traveller sites in Dumfries & Galloway providing 20 pitches. In 2022/23, there were 17 unauthorised encampments across Dumfries & Galloway with an average of 23 per year between 2017/18 and 2022/23. Encampments peaked in 2020/21 at 32 reducing to 17 in 2022/23.<br>• **Future Site Provision:** Feedback from the Gypsy/Traveller community suggests a need for either replacement or refurbishment of the existing provision at Thistle Grove Site, Collin with no need for an additional site. Further consultation with local Gypsy/Travellers should be undertaken while planning and developing the refurbishment of the existing site to ensure needs are adequately met. There is no evidence of demand for an additional Gypsy/Traveller site in Dumfries and Galloway with existing provision being sufficient in scale<br>• Dumfries & Galloway Council should review the sites used by Travelling Showpeople to ensure facilities at these sites are adequate to meet their needs.<br>• **Unauthorised encampments:** Dumfries & Galloway Council should continue to avoid evictions of unauthorised encampments wherever possible, work with Gypsy/Travellers to ensure their needs are met. Dumfries & Galloway Council should continue to work to promote good community relations and combat anti-Traveller racism where it is present among settled communities. |

**Table 6.6: 2021 Dumfries & Galloway HNDA Key Issues -Core Output 3 Specialist Housing Provision**

# 7 Core Output 4: Housing Stock Profile and Pressures

Chapter 7 provides an overview and insight into housing stock profile and pressures across the Dumfries & Galloway area as described in 'Core Output 2' of the Housing Need and Demand Assessment Practitioners Guide (December 2020).

Core Output 4 evidence should:

*profile the local housing stock and identifying stock pressures (e.g. hard to let properties, stock in high demand and identify those in existing need whose housing need can be met using an in-situ stock solution.*

*This should consider housing issues faced by existing tenants which would be addressed by managing the existing stock i.e. transfers, improving house condition, reducing overcrowding'.*

Assessing the housing stock profile and pressures across the Dumfries & Galloway area has enabled the Housing Market Partnership to identify what existing stock is available to meet local housing needs, whilst identifying any under-supply or surplus of housing types. The evidence also indicates where there is scope for the existing housing stock to be managed more effectively to meet housing need through allocations, investment or improving accessibility.

## 7.1 Core Output 4 Headline Findings

Insight and analysis of Housing Stock Profiles and Pressures focused on the following questions:

**Occupation & Tenure Profile**

What is the profile of housing stock in Dumfries & Galloway by housing tenure?

What is the occupancy rate – how effective is the housing stock in meeting need?

**Dwelling Profile**

What is the profile of housing stock in Dumfries & Galloway by dwelling size and type?

Is there a good match between dwelling profile and homes?

**Property Condition**

Is the housing stock across Dumfries & Galloway in good condition?

Could repairs and maintenance address housing unsuitability for households in Dumfries & Galloway?

**Stock Pressures**

What is the demand profile for social housing in Dumfries & Galloway ?

Where does demand outstrip supply and where is housing pressure most evident?

**New housing supply**

What plans are already in place to increase the supply of housing across Dumfries & Galloway areas?

**In Situ Solutions**

What role does the provision of aids and adaptation play in meeting unmet housing need in Dumfries & Galloway ?

An interactive briefing with a recorded voice over presents the evidence and provides the headline statistics, main findings and key conclusions associated with the analysis of HNDA Core Output 4: Housing Stock Profile and Pressures Appendix I: Core Output 4 Briefing (Stock Profile & Pressures).

An interactive data book presenting all Core Output 4 evidence aligned to extensive housing market analysis, can be accessed here: Appendix J: Core Output 4 Databook (Stock Profile & Pressures). This interactive data book presents Core Output 4 evidence in detailed graphs, tables and aligns statistical evidence to summary findings and conclusions at both a regional and partner area level.

The key housing stock profile and pressures influencing the operation of the Dumfries & Galloway housing system can be summarised as follows:

**Occupation & Tenure**

There are almost 76,000 residential dwellings available in Dumfries & Galloway to meet housing need. Most homes (94%) are in use and occupied. Of the 6% of homes not in permanent use to meet need, 4% are empty homes with 2% second homes. Most households live in private sector housing (80%), with owner occupation the dominant tenure (67%). 20% of D&G households live in social housing.

**Dwelling Profile**

On average, there are 0.2 homes per hectare across the D&G area. Approximately 66% of homes in D&G were built after 1945, with 89% are low rise houses and bungalows. Around 51% of homes have 3 bedrooms or more.

According to the 2022 D&G HNDA survey, 19% of households would like to move home, with 8% saying they NEED to move home in the next 2 years

**Property Condition**

On average, 4% of homes in D&G are estimated to be below the tolerable standard (BTS) which is higher than Scotland (2%). However, 73% of homes in D&G show some element of disrepair which is lower than the national figure. 24% of households in D&G believe that their home requires repair or improvement

1 in 3 households in D&G are living in fuel poverty

**Stock Pressures**

The D&GHNDA survey suggests 5% of households are sharing amenities with another household, with 9% living with fewer bedrooms than they need.

There are roughly 2.5 applicants in D&G for every social tenancy that becomes available. There are clear pressures for 4-bedroom and 5+bedroom homes across most housing market areas.

**New housing supply**

There have been 2,847 new housing completions across D&G in the last 5 years. The current effective 5-year housing land supply for Dumfries & Galloway can deliver 3,724 units.

The 2023-28 SHIP programme for the D&G area has potential to deliver 1,728 affordable homes consisting of 1,651 general needs units and 77 specialist provision.

**In Situ Solutions**

The D&G HNDA survey suggests that 37% of households with health conditions and disabilities across D&G live in adapted homes. However, a further 22% NEED adaptations to their property to improve day to day living. £6.2M per annum is invested in property adaptions across D&G RSLs, with a further £1.2M via private sector housing grant.

## 7.2 Core Output 4: Key Issues – Dumfries & Galloway Housing Market Area

The assembly of Core Output 4 of the HNDA has provided the Dumfries & Galloway Housing Market Partnership with a clear, evidence-based understanding of:

- key stock condition issues influencing the operation of the Dumfries & Galloway housing system
- key housing stock pressures influencing the operation of the Dumfries & Galloway housing system
- key stock profile issues influencing the operation of the Dumfries & Galloway housing system.

| Dumfries & Galloway HNDA: Core Output 4: Housing Stock Profile & Pressures | |
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| LHS & Development Plan | Key Issues identified in the HNDA |
| Housing (condition) quality | • **Property condition:** Just under 4% of dwellings in Dumfries & Galloway are considered to be Below the Tolerable Standard (BTS) which is higher than the proportion of BTS properties in Scotland at 1.5%. According to the Scottish House Condition Survey, the proportion of households in Dumfries & Galloway with any evidence of urgent disrepair is 35% which is also higher than the Scottish position of 28%. There is a higher prevalence of BTS and urgent disrepair in older properties (pre-1945) in at 10% and 50% respectively.<br>On average, according to the Scottish House Condition Survey, 73% of properties in Dumfries & Galloway have some form of disrepair which is slightly higher than the national average of 71%. The proportion of households with evidence of rising or penetrating damp is 6% which is higher than the national position of 2.5%.<br>• Almost half of respondents to the 2023 HNDA Survey (48%) stated that improvements are required to their properties, which aligns to the Scottish House Condition Survey, which suggests that 49.7% of all homes in Dumfries & Galloway do not meet the SHQS. The need for repair and improvement ranges across Dumfries & Galloway HMAs from 57% of households in Eskdale to 38% in Stranraer. Furthermore, 24% of respondents to the 2023 HNDA Survey said their property had a condition related issues with the majority (13%) saying the issue was significant dampness.<br>• The Scottish Housing Regulator statistics for 2022/23 shows that across the social rented housing stock in Dumfries & Galloway, 88% of properties meet the Scottish Housing Quality Standard (SHQS), with 93% of properties compliant with the Energy Efficiency Standard for Social Housing (EESSH) as of March 2022 (with figures no longer available for March 2023). |
| Size, type, tenure and location of future social housing supply | • **Occupation profile**: In 2023, there were 77,540 dwellings on the Dumfries & Galloway Council Tax register, an increase in Scottish Government dwellings estimates of 75,922 in 2022.<br>Scottish Government statistics suggest that 94% of housing stock across Dumfries & Galloway is occupied, which is slightly lower than the overall figures for Scotland at 96%. Approximately 4,186 (6%) dwellings were ineffective across Dumfries & Galloway with around 1,418 being vacant over a long term period. 2% of dwellings of empty stock have an unoccupied exemption which is in line with Scotland overall. The proportion of dwellings in Dumfries & Galloway with occupied exemptions, 1% (980 dwellings), is lower than is found in Scotland (3%).<br>Across Dumfries & Galloway, 2% of dwellings were long-term empty homes as of September 2022, which is also in line with findings for Scotland. Over and above this, there were 1,390 |

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| | second homes across Dumfries & Galloway in 2022 which represents 2% of the total housing stock. This is slightly higher than the national proportion at 1%.<br>• More recent analysis of occupancy from the Dumfries & Galloway Council Tax Register (2023) suggests occupancy levels across Dumfries & Galloway has remained fairly static with total occupied dwellings accounting for 94% of all homes. This ranges from an occupancy rate of 91% in Mid Galloway to 96% in Annan. Overall, the total number of ineffective properties is consistent with Scottish Government statistics at 6%.<br>• According to Council tax records, there are 1,620 empty homes in Dumfries & Galloway, which accounts for 2% of all stock. Of this number, recent data (April 2024) suggests that there are 1,055 long term empty homes across Dumfries & Galloway. This is an increase of over 16% since the last HNDA in 2016 where 912 long term empty units were identified.<br>• There are 567 homes in Dumfries & Galloway registered for a short-term let license, with the majority (501) registered as a secondary let. Furthermore, 1,415 dwellings are classified as non-domestic properties on the Council Tax register such as chalets, caravans or self-catering units).<br>• **Tenure profile:** According to the 2023 Council Tax register, 63% of households in occupied dwellings in Dumfries & Galloway reside in owner-occupied homes, followed by 19% in social housing, and 13% in private rented accommodation. This tenure profile is validated when triangulating data on owner occupation in Dumfries & Galloway from the 2011 Census (64%), 2019 Scottish Government Housing statistics (63%) and the 2017-19 Scottish House Condition survey (62%).<br>• According to the 2011 Census Dumfries & Galloway has a lower proportion of social rented stock (20%) when compared with Scotland (24%). These figures are similar to the Scottish Housing Statistics 2022 and Scottish House Condition Survey 2017-19 with social rented housing accounting for 19% and 21% respectively in Dumfries & Galloway compared to 23% and 26% respectively in Scotland. The proportion of social rented housing is further validated through the 2023 HNDA Survey with 20% of households living in social rented homes.<br>• Despite a relatively static tenure profile over the last two decades, the number of homes in the social housing sector has grown by 8% (1,012 homes) from 13,356 homes in 2011 to 14,368 homes in 2023.<br>• According to the 2023 Council Tax register, social renting is proportionally highest in Stranraer (22%) and Annan (22%). That said, all of the Dumfries & Galloway HMAs are lower than the Scottish average of 24% for social housing. In absolute terms, 50% of all social housing is located in Dumfries HMA, followed by 15% in Annan and then 14% in Stranraer. |

- According to the 2023 Council Tax register, Dumfries & Galloway has a private rented sector of 13% which aligns well to the size of the PRS in Scotland of 13%, (Scottish House Condition Survey). This estimate is lower than Scottish Government dwelling statistics that suggest a PRS accounting for 19% of all homes in Dumfries & Galloway. As Scottish House Condition Survey findings are assembled from a very small sample base, the Dumfries and Galloway 2023 Council Tax Register and Private Landlord Registration statistics are considered to provide a more robust estimate of private rented dwellings in the area and have been selected as the most credible source for the purpose of the HNDA.

  According to the Dumfries & Galloway Private Landlord Register there were 9,724 registered properties in Dumfries & Galloway as of 1st April 2023. The majority of private rented stock is in Dumfries HMA (47%), followed by Stewartry (17%). This aligns with the findings of the 2023 HNDA Survey with 47% of private rented sector dwellings located in Dumfries, followed by 17% in Stewartry.

  Eskdale has the highest proportion of private rented homes (17%) of any HMA in Dumfries & Galloway followed by Stewartry (13%). Eskdale has consistently been the HMA with the highest proportion of private rented homes in Dumfries & Galloway with 24% in 2001 and 27% in 2011.

  There is evidence, that the private rented sector in Dumfries & Galloway may be shrinking with private landlord registrations reducing by 3% between 2022 and 2023.
- According to the 2023 HNDA Survey, outright ownership in Dumfries & Galloway sits at 43%. The proportion of outright home ownership varies across HMAs with the highest level in Eskdale at 52% and the lowest in Dumfries at 39%.
- **Dwelling type and size:** According to 2023 HNDA survey results, 84% of dwelling types in Dumfries & Galloway comprise a house or bungalow, with 58% of all dwellings offering three or more bedrooms. The dwelling type findings are validated when compared with the 2011 Census with 86% of dwellings being house/bungalow and 14% flats.
- Indeed, analysis of the 2019 Scottish Household Survey shows that owner occupied homes in Dumfries & Galloway are less likely to be flats, with 96% being a house and 4% being a flat. This is considerably lower than the position across Scotland, with 81% of owner occupier households living in house and 19% in flats.
- The 2023 HNDA survey indicates that there is a much higher proportion of bungalows and houses in the owner occupied sector (91%) than flatted accommodation (including four-in-a block, tenement and maisonettes) (9%). This dwelling profile is closely validated by the Scottish Household Survey average dwelling type profile for Dumfries & Galloway in 2019 (96% house and 4% other).

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| | • For social housing, houses and bungalows also dominate house types, but less so than in the owner-occupied sector, at 74%, with flats representing 25%. House types are dominated by houses and bungalows across HMAs in Dumfries & Galloway, comprising 92% of local stock in Stewartry and 90% of stock in Annan comprising houses or bungalows.<br>• According to Scottish Government Housing Statistics, in 2017, 36% of dwellings in Dumfries & Galloway had 1 to 3 rooms, with the majority (63%) offering 4+ rooms per dwellings. This dwelling size profile has changed only marginally since 2007 but significantly from the Census outcomes in 2011 when 11% of dwellings had 1-3 rooms and 89% had 4+ rooms.<br>• The 2023 HNDA survey results indicate that across Dumfries & Galloway, 42% of homes offer 1-2 bedrooms, with the majority (55%) offering 3-4 bedrooms and 2% offering 5+ bedrooms.<br>• The 2023 HNDA survey results also indicate that this bedroom size profile varies across the Dumfries & Galloway HMAs with the largest number of 1-2 bedroom properties in Mid Galloway at 60%, the largest number of 3-4 bedroom properties in Annan at 62% and the largest number of 5+ bedrooms in Dumfries and Eskdale at 4% each.<br>• 69% of respondents to the 2023 HNDA Survey who occupied dwellings with 3 or more bedrooms were owner occupiers, with the remaining 31% living in a dwelling with 1 or 2 bedrooms. This profile is similar to the 2019 Scottish Household Survey Profile for owner occupation.<br>• In contrast, in the social housing sector, a significantly higher proportion of homes with 1-2 bedrooms (63%) is evident, with fewer 3+ bedroom dwellings (37%). This pattern is echoed in the PRS where 56% of dwellings offer 1-2 bedrooms, with 44% 3+ bedrooms.<br>• Whilst 58% of homes across Dumfries & Galloway offer 3+ bedrooms, the house size profile in the social housing and the private rented sector will restrict the available housing options for larger household types. The growing population of smaller and single person households across Dumfries & Galloway, also raises questions over a growing mismatch of households to homes by property size |
| Housing stock pressures | • **Stock pressures:** As per CHMA estimates, 2% of Dumfries & Galloway dwellings are considered to have overcrowded households, with 1% of households with at least one concealed family. These statistics are similar to the national position for overcrowded and concealed households. The results for overcrowding are also similar to the results from the Scottish House Condition Survey 2017-2019 which estimate that 1% of households in Dumfries & Galloway are overcrowded.<br>• Results from the 2023 HNDA survey suggest that 9% of households living in Dumfries & Galloway (5,953 households) |

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| | are overcrowded, with 5% concealed within another household (1,294).<br>• Most respondents to the HNDA Survey (95%) stated that they do not share household amenities with any separate household; with the majority (91%) also stating they do not have overcrowding issues. However, around 7% (4,629 households) said they had one fewer bedroom than needed, with a further (1,334 households) stating they had two or more fewer bedrooms than needed. Overall, 9% of HNDA survey respondents express issues with overcrowding. This compares with 23% (16,026) households who said they had one or more too many bedrooms than they need.<br>• To triangulate the evidence on the number of households who are **both** concealed and overcrowded in Dumfries & Galloway, the HMP considered the following evidence:<br>  • 2023 HNDA survey crosstabulations which suggest that 486 households are sharing amenities with another household AND have 1-2 bedrooms too few<br>  • Homes 4D&G waiting list data which suggests that there are 659 households who have received points for living in overcrowded homes<br>  • 2023 HNDA survey crosstabulations which suggest that 493 households have 1-2 bedrooms too few AND need to move.<br>• Using these data sources, the HMP opted to use an average measure of 546 to estimate the number of households both concealed and overcrowded in the Dumfries & Galloway area. At 42% of the number of households identified as sharing amenities (1,294), and just 9% of households who would describe themselves as overcrowded (5,953), the HMP considered this to a prudent and robust estimate for the purposes of measuring existing housing need. The calculation of existing housing need strictly focuses the number of households **both** overcrowding **and** concealed. This means that the concealed household require access to an alternative property to address housing need and not simply access to a bigger home in order to ease the overcrowding pressures of the combined household. On this basis, considerations around the potential for in-situ solutions by addressing under-occupation to release larger properties were not deemed an appropriate solution by the HMP.<br>• An average of 1,087 social tenancies (8% per annum) have turned over in Dumfries & Galloway each year from a stock of 14,368 units. The majority of this turnover is located in the Dumfries HMA (47%), followed by Annan (17%) and Stranraer (15%). On average, only 19 units per annum become available in Eskdale HMA per annum.<br>Dumfries & Galloway Council transferred its housing stock to Dumfries & Galloway Housing Partnership, now known as Wheatley Homes South (WHS) in 2003. A choice based |

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| | Common Housing Register; Homes4D&G was implemented in August 2023. Homes4D&G consist of four housing associations Wheatley Homes South, Cunningham Housing Association, Homes Group Ltd and Riverside Scotland.<br><br>According to Scottish Housing Regulator statistics for Dumfries & Galloway (Annual Return on the Charter 2022/23); social landlords operating in the area, generated 1,187 allocations across Dumfries & Galloway including Wheatley Homes South (712 units), Loreburn Housing association (301 units), Home in Scotland (45 units) and Riverside (41).<br><br>Across Dumfries & Galloway there are 2,757 waiting list applicants on the D&G4MoreHomes Common Housing Register (CHR) who have expressed demand for social housing. This equates to roughly 2.5 applicants to every 1 available social tenancy. Loreburn Housing Association (HA) operates a separate waiting list from the Homes4D&G CHR, with 2,044 applicants requiring housing. The Loreburn HA waiting list demand has not been included within Dumfries & Galloway HNDA demand analysis as it is not possible to eliminate double counting across both registers. On the basis, the Homes4D&G CHR was selected as the source which was likely to offer the most credible estimate overall, offering a prudent benchmark of demand for social housing which avoids any risk of duplication.<br><br>• The highest demand on the waiting list is for the Dumfries HMA at 46% of applicants, followed by Annan with 14%. The lowest demand is for Eskdale HMA with 1% (37 applicants). Over half of the housing applicants in Dumfries & Galloway have no assessed housing need (52%), and whilst 28% have applied due to overcrowding, 4% want to move homes as a result of under occupation. 13% of applicants have applied as a result of a health and housing need.<br><br>• **Future Supply:** Projected SHIP completions between 2022/23 to 2026/27 are currently estimated at 976 units across Dumfries & Galloway, with 30% of completions achieved between 2022/23 and 2023/24. Projects in Dumfries make up 50% of the overall projects outlined in the SHIP, with 20% in Annan and 12% in Stewartry. The updated 2022/23- 2026/27 SHIP annex of projects, suggests that between 2022/23-2026/27 sites are available for 1,728 homes with 1,643 as social rented general needs accommodation, 77 as social rented specialist homes and 8 Mid-Market Rent general needs homes.<br><br>• The 5 year effective land supply set out in the Local Development Plan equates to 3,724 housing units across Dumfries & Galloway. The total historic house completions over 2013-2023 for Dumfries & Galloway stand at 2,882 units. The majority of these units were delivered in the private sector accounting for 55% of completions, followed by RSLs with 45%. There were zero demolitions and zero property |

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| | conversion programmed for 2022/23, with current plans to dispose of 147 RSL houses in 2024/25.<br>• **In-situ solutions:** Analysis of Dumfries & Galloway's housing stock profile and pressures identifies a range of factors contributing to housing needs. Across Dumfries & Galloway there is potential for stock management approaches to be implemented to address housing need which maximise the use of existing housing assets. These 'in-situ' solutions offer a variety of approaches and opportunities which could be considered by partners across the Dumfries & Galloway area. These include:<br>o **Adaptations:** According to the 2017-2019 Scottish House Condition Survey 19% of households have an adaptation in their dwelling, with 2% of households requiring an adaption to their dwelling. 42% of social housing tenants across the Dumfries & Galloway area have adaptations in their home. According to the 2023 HNDA survey, 37% of all households who have health conditions or disabilities are currently living in adapted properties, which equates to 15% of all households.<br>o However, 22% of respondents with a health condition or disability confirmed that they had unmet demand for housing adaptations amounting to 6,198 households. This equates to 9% of all households across Dumfries & Galloway. Most respondents reporting unmet need for adaptations in Dumfries & Galloway are seeking level access showers (2,023), handrails (2,055), followed by stairlifts (1,498). The most common adaptation currently installed in Dumfries & Galloway homes is handrails.<br>In 2022/23 £6.14M was spent by social landlords on completing property adaptations with £1.2M invested in private sector homes via the Scheme of Assistance.<br>o **Technology Enabled Care:** Over 3,580 households across Dumfries & Galloway are supported to live independently as a result of using assistive technology (Telecare). Increasing investment in technology enabled care as well as other support for independent living will enable households to live well in the community they choose (detailed in Core Output 3, Chapter 6). This approach could enable Dumfries & Galloway Health and Social Care Partnership and its partners to meet the needs of a growing population of older people, as well as young people with complex needs without the need for new specialist housing provision.<br>o **Housing allocations:** Just under 4% of households are currently registered on social housing waiting lists across Dumfries & Galloway (2,757 applicants). 28% of applicants are overcrowded, with a smaller number (3%) under occupying. Housing allocations policies across social rented landlords are designed to make best use of existing stock by awarding points to applicants who are |

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| | overcrowded, under-occupying, or sharing facilities with another household; as well as those with a range of other defined needs. The 2023 HNDA survey suggests that 23% households across Dumfries & Galloway are under-occupying their homes. Incentives to encourage movement across the housing stock including encouraging under-occupiers to downsize could make some contribution to addressing housing need along with new supply which meets household size.<br>○ **Housing condition and repair:** 35% of all homes across Dumfries & Galloway show evidence of urgent disrepair. Mechanisms to support of property maintenance and improvement, including funding and support to private homeowners via the Scheme of Assistance, are likely to have a major role in maximising the effectiveness of existing stock and helping to alleviate some aspects of housing need including fuel poverty.<br>○ **Making best use of existing affordable housing:** Registered Social Landlords across Dumfries & Galloway are targeting interventions to minimise the impact of void properties, ensuring properties are available for letting as quickly as possible. Wheatley Homes South report a void property rate of just 0.001% of lettable housing stock as a result of void management interventions. Loreburn Housing Association have also eliminated the impact of long term voids or unlettable properties across Dumfries & Galloway and continue to target block and estate investment plans to ensure this healthy position is maintained. Equally, Home Scotland scrutinise void performance on a daily basis working in partnership with contractors maintain a void allocation target of 35 days.<br>○ **Empty Homes:** 4% of all dwellings across Dumfries & Galloway are currently classified as vacant (2,796 properties) which is slightly higher than the Scottish average of 3%. 2% of all dwellings are long-term empty homes. Investing in long term empty properties not only increases the supply of local housing but improves condition of housing stock and helps to regenerate communities. Continued investment in bringing empty homes back into use could make a positive contribution to meeting housing need across Dumfries & Galloway.<br>○ Dumfries and Galloway Council are currently in the process of developing a new empty homes strategy that will be launched in parallel to the next Local Housing Strategy. Furthermore, the Council declared a housing emergency on the 27th June 2024 and committed to the creation of an action plan aimed at relieving current housing pressures by focusing on interventions including new build housing and maximising the use of existing homes. |

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| | ○ **Second Homes:** Options for future policy around the 1,300 second homes in Dumfries & Galloway could also be considered by partners aligned to new powers to license, regulate and control short terms lets in areas of identified housing pressure. |
| Sustaining communities | • Support for Private Owners: Dumfries & Galloway Council and its partners promote and encourage the best use of existing private sector stock via a range of initiatives (including advice, assistance and sign posting to grant funding) to bring ineffective housing back into use. Properties in poor condition also remains a focus, ensuring owners are assisted to help their properties meet the tolerable standard and are in a habitable condition contributing to the supply of effective housing stock. There are currently 1,055 long term empty homes across Dumfries & Galloway (April 2024) with potential to be returned to use to make a positive contribution to meeting housing demand.<br>• **Strategic Investment:** SHIP partners operate Disposal, and Open Market Acquisition Schemes to facilitate housing investment activity. Open Market Acquisition Schemes are utilised to target properties that have a strategic role in meeting housing need at a local level. There is funding available through the Strategic Housing Investment Plan makes provision for partners to make private sector property acquisitions for use as affordable housing as the need arises.<br>• **Utilising existing stock differently:** Dumfries & Galloway Council and its partners actively contribute to sustaining local communities via improving and increasing local stock, whether this be wholesale regeneration, stock restructuring or building acquisition and repurposing. Such projects play an integral role in new build affordable housing programmes and are a critical element in wider housing-led regeneration.<br>• To this end, Dumfries & Galloway Council have put in place a £1M Town Centre Living Fund through the allocation of Council Tax on second homes income. This local initiative has been widely recognised as delivering a variety of positive regeneration outcomes across Dumfries & Galloway while making best use of the additional income generated by Council Tax on second homes. There are five regeneration projections identified within the SHIP accounting for 76 affordable housing units across four sites in Dumfries and one in Annan. As part of the recent transfer of engagements of DGHP housing stock to Wheatley Homes South a number of commitments to improve the homes and services provided were made. One of the main regeneration areas involved is the Lochside Collaborative Regeneration Project. The Scottish Index of Multiple Deprivation recognises that Lochside has the greatest number of people living in deprivation in Dumfries & Galloway. The draft Lochside Collaborative Regeneration Master plan sets out a number of key delivery outcomes including a proposed 450 units of affordable housing. The Lochside |

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| | regeneration affordable housing sites will be allocated in the SHIP on an individual basis once the master plan has been finalised and agreed by Dumfries & Galloway Council.<br>• The Council's Town Centre Living Fund has also proven to be a successful mechanism in bringing empty homes back into use. The allocated budget for 2024/25 is just over £200k, and there has been significant interest to date, with 5 homes brought back into use this financial year, and a further 21 on the waiting list for assistance. In 2023/24, 17 applications were approved with a total allocation of £318,955.00, supporting investment of over £970k. In 2022/23, 10 applications were approved with a total allocation of £200k, supporting investment of over £500k to bring properties in the region's town centres back into use as homes.<br>• **Vacant and Derelict Land**: The reuse of persistent vacant and derelict land, including brownfield sites, is a priority for Dumfries & Galloway Council to ensure investment is targeted at shared ambitions for place, community regeneration, town centres and 20-minute neighbourhoods. Twelve sites identified within the SHIP accounting for 373 affordable units across the HMAs of Stranraer, Mid Galloway, Dumfries, Stewartry and Annan.<br>• **Tenure Diversification (including demand for intermediate housing):** The Council and its partners are also actively seeking to improve the structure of local housing markets through the (assisted) provision of intermediate housing products, e.g. mid-market rent; shared equity and low cost home ownership options. Such products help encourage a flexible and well-functioning housing system and have proven popular locally, suggesting the local economy and customer-base view these as viable housing options. The current Strategic Housing Investment Plan makes provision for the delivery of 8 units of Mid-Market Rent Housing.<br>• **Investment Proposals arising from the Dumfries & Galloway Growth Deal:** The South of Scotland Economic Strategy underpinned by the Borderlands Growth Deal seeks to boost economic growth across the area through targeted transformational investment. The Dumfries & Galloway economy has strong potential to grow and support a buoyant housing market, however there is evidence of housing market pressures in terms of access and affordability. Housing and land interventions will make a significant contribution to a growing Dumfries & Galloway economy as well as creating healthy and sustainable communities where people want to live. This will include ensuring that housing delivery aligns to strategic economic development projects including the Chapelcross redevelopment proposal, Stranraer Marina regeneration, the Dairy Nexus project and extensive investment in new business infrastructure and sites. In achieving this, Dumfries & Galloway Council and partners aim to ensure that there is a range of affordable housing options to |

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| | meet the needs of all households in communities, in a location which contributes to sustainable places and wider economic growth. |

**Table 7.1: 2021 Dumfries & Galloway HNDA Key Issues - Core Output 4 Housing Stock Profile and Pressures**

# 8 Stakeholder Consultation & Engagement

A crucial element of producing the 2024 Dumfries & Galloway HNDA study has focused on securing the scrutiny, feedback and support of external partners and stakeholders in building the HNDA evidence base and in validating Core Outputs and housing estimates.

As well as ongoing collaboration and consultation across the Dumfries & Galloway Housing Market Partnership (outlined in detail in Section 1.4), a stakeholder engagement program was designed to ensure that the HNDA is informed by meaningful engagement with local housing experts and stakeholders.

This program provided invaluable opportunities to share and validate housing systems evidence, as well validation and scrutiny of HNDA outcomes. Key elements of the HNDA consultation and engagement activity include:

## 2023 Dumfries & Galloway HNDA Stakeholder Engagement & Consultation Plan

**Extensive primary research survey**

**2023 Dumfries & Galloway HNDA Household Survey**
- Extensive household survey engaging with communities in functional housing market areas across Dumfries & Galloway and providing crucial, real time evidence on housing circumstances, needs and aspiration

July/Sept 2023

**Research and evidence building with housing providers, planners and commissioners**

**Ongoing consultation & research with Dumfries & Galloway Housing Market Partnership including RSLs, housing market experts and specialist providers/commissioners**
Research programme to access and validate evidence on housing stock profiles and pressures and specialist provision to co-produce Core Output analysis

April-Nov 2023

**Engagement with Hard to Reach Groups**

**Tailored consultation and engagement research with key client/equalities groups**
- Consultation programme to assess unmet housing needs associated with
  - Health & Social Care Key Client Groups
  - Gypsy Traveller/Travelling Showpeople Communities
  - Key worker employment agencies
  - Students

Sept/October 2023

**Stakeholder conference to validate HNDA calculation inputs**

**Major stakeholder engagement event to inform HNDA calculation**
- Conference to validate key components of HNDA calculation
- Consultees included Dumfries & Galloway experts in housebuilding, planning, economic development, social housing, the PRS, HSCPs, equality groups, plus local and political representatives

2nd Nov 2023

**Stakeholder conference to inform specialist housing analysis**

**Major stakeholder engagement event to validate Core Outputs**
- Conference to validate specialist housing analysis including key client groups, key worker housing issues
- Consultees included Dumfries & Galloway experts in housebuilding, planning, economic development, social housing, the PRS, HSCP, equality groups, plus local and political representatives

19th Jan 2024

To ensure external stakeholders were offered meaningful opportunities to engage in the HNDA process, two major stakeholder engagement events were held between November 2023 and January 2024 providing an opportunity to:

1. Scrutinise HNDA calculation assumptions and validate housing estimates: 2nd November 2023
2. Validate specialist housing estimates and discuss the range of strategy and supply interventions required across Dumfries & Galloway to meet housing need: 19th January 2024.

To maximise opportunities for engagement, in-person events using interactive consultation techniques were deployed to encourage stakeholder consultation and participation.

The purpose of the first conference on 2nd November 2023 was to allow external stakeholders to apply scrutiny to each component of the Dumfries & Galloway HNDA calculation, namely estimates of newly arising and existing housing need. Delegates from across a key range of stakeholders were presented with background information on the Dumfries & Galloway HNDA process, as well as the housing market evidence on what's driving the extent and nature of housing need across Dumfries & Galloway. A wide range of stakeholder and partner interests were represented at each event from public, private, third and community sectors. Appendix A provides full details of the stakeholders who attended and participated in each workshop. Over 40 partners and stakeholders attended the full workshop program. This conference was successful in validating the evidence and assumptions that underpin housing estimates and in securing stakeholder support for the range of estimates that should be used as the basis for future housing planning and land-use strategy.

The HNDA stakeholder conferences proved to be a successful and engaging event, providing meaningful feedback to the Dumfries & Galloway HMP, validating the range of housing estimates presented and providing crucial feedback on the contextual factors which should be given serious consideration when using housing estimates as the basis for future policy development. Stakeholder feedback from the November 2023 conference was used to validate HNDA calculation scenarios as well as HMP judgements on the most credible range of housing estimates to form the basis of final HNDA outcomes.

The second stakeholder engagement conference was held on the 19th of January 2024 providing housing market partners with a meaningful opportunity to scrutinise HNDA evidence on specialist housing. The aim of the specialist housing conference was to enable stakeholders involved in the planning, commissioning, and delivery of specialist housing in Dumfries & Galloway to scrutinise the evidence and discuss the approach to meeting identified housing requirements. The workshop provided an important opportunity for housing market partners to obtain feedback on the process and draft outputs of the 2024 Dumfries & Galloway HNDA and to influence the final draft document to be submitted to the Scottish Government in April 2024.

Delegates from across housing, health and social care sectors were presented with background information on the Dumfries & Galloway HNDA process, with a specific focus on Core Output 3 (specialist housing). A wide range of stakeholder interests were represented at the event from public, private, third and community sectors. Overall, 20 partners attended the conference. The conference was successful in validating evidence of the extent of wheelchair and accessible provision required, plus:

- the role of age exclusive housing in meeting the growing population of older households in Dumfries & Galloway
- the planning and commissioning processes needed to promote services which enable independence at home

- the housing needs of key client groups including households with a learning disability, physical disability, or mental health condition.

**Detailed briefing papers which record stakeholder views and perspectives on HNDA evidence and analysis for each stakeholder engagement event are available in the following appendices:**

- Appendix K: HNDA Estimates Validation Workshop - Stakeholder Consultation Report.
- Appendix L: Specialist Housing Workshop - Stakeholder Consultation Report.

The consultation themes, feedback and engagement outcomes associated with each HNDA conference event are detailed below.

## 8.1 HNDA Calculation Validation Conference Outcomes

Evidence on key housing market drivers and topline outcomes of the Dumfries & Galloway HNDA household survey were scrutinised by stakeholders with opportunities to highlight and share further local knowledge to help inform housing estimates. The main themes which emerged from stakeholder discussion were as follows:

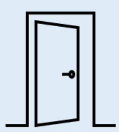
Household decline and ageing population

**Population Decline and Aging Population**: Several stakeholders highlighted that since the pandemic, Dumfries & Galloway has seen more households moving into the area from larger cities and urban environments. Partners also highlighted the impact of the aging population and the need for specialist housing given the results of the HNDA household survey suggesting 43% of households have a household member with a health condition or disability.

*"Depopulation has been changing since the pandemic as we have seen an increase in demand for housing from households wanting to move to the area in order to work from home in larger, more affordable properties".*

Stakeholders acknowledged that the emerging needs of the growing population of older people in Dumfries & Galloway should be a key focus for HNDA outcomes, with the statistic that 25% of households with a health condition or disability in the area are living in homes that do meet their needs, a particular focus for attention. Meeting the longer term needs of the older population could be key to making better use of the existing housing stock in the area through property adaptations, as well as encouraging movement from under-occupied properties.

*"The under-occupation stats really stand out. Increasingly we have a generation of older people living in homes that they are struggling to manage, and which are increasingly unsuitable for them. If we create better options for this client group, it could free up homes to meet the needs of younger households and families."*



Rising accommodation pressures

It was acknowledged that there is an increasing housing pressure associated with the needs of the asylum and refugee population in Dumfries & Galloway. Various refugee and asylum resettlement programmes have resulted in up to 150 households moving into the area who need to source settled housing as interim accommodation arrangements come to an end. This population often requires larger housing units because of extended family groups which are increasingly difficult to source in the area. Pressures on temporary accommodation due to rising homelessness, coupled with increasingly limited options in the private rented sector are contributing to this growing pressure.

Economic growth impacts

Stakeholders suggested that although NRS population growth were projecting decline, this had reversed recently. Dumfries & Galloway Economic Strategy and the Borderlands Inclusive Growth Deal were identified by stakeholders as being aimed at addressing population decreases by encouraging business growth. The lack of opportunities for young people was highlighted as a particular challenge, as often those attracted to Dumfries & Galloway were of retirement age.

*"We need to understand the 'other UK' migration into the area, both in terms of their working age status and their reasons for moving into the area. We need to focus on attracting younger, economically active people into the area".*

*"The plan is to create more opportunities for young people and also to encourage businesses to locate in the area."*

*"We need more key worker housing in the area so that if jobs are created, people can relocate and settle here. All too often homes are not connected to jobs and people simply cannot take up opportunities."*

It was also noted that whilst Dumfries & Galloway is successful in attracting a student population into the area through the quality of further education opportunities on offer, increasingly students cannot live in the area due to a lack of accommodation and do not remain in the area post study due a lack of quality jobs and housing options. Growing the working age population in Dumfries & Galloway by attracting and then retaining a younger, educated household base should be a key priority for housing and economic policy moving forward.

Housing system change

It was acknowledged that the private rented sector in Dumfries & Galloway was under increasing pressure as a result of cost-of-living pressures and current government policies on rent controls, recovery of possession and investment standards.

Many landlords were reviewing whether they could continue to operate in the market due to rising costs associated with interest rates and new housing and energy standards.

*"Landlords are considering leaving the sector as they are squeezed by current rent controls and tenancy restrictions. If landlord numbers decline, this could have a major impact on the rural economy…"*

Sustainment, connectivity & the environment

The group were in agreement that more housing was needed to meet existing and future need, however highlighted that sustainment was also important. Tenants at a new social housing development had not sustained their new tenancy for more than a year due to the lack of public transport links and local amenities.

*'We mustn't look at the need for housing in isolation, we need to consider everything else which connects in, such as health, and public transport is not great."*

*"It will be important to map the need for new housing against other wider issues such as health patterns, environmental data and the different social needs of people across Dumfries & Galloway."*

*"We need to also make sure we are making better use of existing stock, especially where there are pockets of difficult to let areas."*


In validating HNDA assumptions, stakeholders were highly supportive of using the local estimates of existing need over the HNDA toolkit estimate, suggesting that the default estimate of existing need was 'extremely low' and very unlikely to reflect the extent of households living in unsuitable housing in Dumfries & Galloway. It was agreed that current pressures associated with rising homelessness, the need for specialist housing and the scale of registrations from housing list applicants could clearly evidence that the suggested local estimate was (if anything) a prudent measure.

*"We have up to 3,000 people registered on housing waiting lists in the area, so this estimate of housing need seems far more realistic to me."*

*"The scale of need associated with specialist housing requirements alone could justify these figures in Dumfries & Galloway."*

Stakeholder considered whether the timescales associated with meeting existing need within the calculation (i.e., over a 5-year timeframe) were realistic. Whilst the vast majority were sympathetic to the argument that *'no one in Dumfries & Galloway should have to live in unsuitable housing for more than 5 years",* some questions were raised about the deliverability of that number of homes in a 5-year timescale. Counter arguments suggested that if we don't accelerate meeting existing need and refocus development planning in the short term; depopulation of the area will grow as a risk with potentially harmful effects to local communities and the Dumfries & Galloway economy.

*"There will always be a lag between planning for housing delivery and completing new building sites, but we shouldn't build this into the planning process. We need to acknowledge that this evidence is why we need to speed up housing delivery programmes – we need more homes in the area now!"*

*"If we just continue with the same scale and pace of development, we'll never meet this need, and the area will just depopulate as predicted. We need to be ambitious – to act now by planning for growth and not simply accepting decline…"*


Furthermore, stakeholders agreed that using either the principal or high migration household projections as the basis for forecasting future housing need, did not provide a credible approach to producing housing estimates, as both would plan for household decline. It was suggested that if the HNDA opted to choose either of these measures as the basis of future housing planning, it would be completely contradictory to the Borderlands Growth Deal agenda for the area which seeks to grow the Dumfries & Galloway population and economy.

*"If even if we go with the high migration assumption, this just assumes the population will stay the same over the next 20 years. We need to grow our working age population, and this won't get us there."*

*"This HNDA is an opportunity to support Borderlands and create new jobs in the area. We have to plan for population growth not decline."*

*"Planning new homes for a growing population will also create jobs. The impact of the construction industry on the Dumfries & Galloway economy is very notable".*

In agreeing preferred housing estimates, stakeholders were very supportive of pursuing a growth target as the basis for setting future housing supply targets and land allocations. It was agreed that **as a minimum** a 4% growth scenario could be justified, given the national policy agenda for housing delivery and the impact of Covid on household agility. Now more than ever, as a result of flexible and remote working models, there is potential to attract households to move to a high-quality rural area.

*"The Housing to 2040 agenda sets clear the national ambition for growing affordable housing supply. This is shared locally by the Council and RSLs so we should be planning for growth."*

*"Covid has fundamentally changed how we live and work, with many households moving to Dumfries & Galloway to take advantage of the rural environment now that remote working is widespread. There was a lot of positive migration post Covid, and we really need to keep that going".*

It was also acknowledged whilst a 4% growth in households could be justified when considering actual household growth in last 10-years (3%), this economic and social period is perhaps not a good benchmark for future household assumptions.

*"Should we look at what happened to household formation in the last decade or over the last 20 years? The last decade tracks the period of major austerity following the global economic crash in 2009. The economy was recovering not growing. In the decade before that, in a period of economic growth, household numbers grew by 10%. That seems like a better benchmark to where we are now, actively planning to grow the economy".*

Analysis of stakeholder consultation feedback enabled several key themes to emerge, which influenced the work of housing market partners in Dumfries & Galloway to finalise the 2024 HNDA study prior to submission to the CHMA for consideration of whether the HNDA is robust and credible:

- The impact of the aging population on housing and housing related services in the Dumfries & Galloway area will be a key consideration for future housing delivery planning and LDP policies. A policy focus on meeting the needs of the growing population of older households in Dumfries & Galloway will not only assist in addressing unmet need for specialist housing but also the current mismatch of households to homes driven by high levels of under-occupation.
- Whilst the research has applied the prescribed methodology in terms of household population and projections there is concern that the use of 2018-based household projections as a basis for demographic trends may underestimate the scale of housing need and demand arising from the Borderlands Growth Deal, affordable housing pressures and post-Covid inward migration.
- There is clear stakeholder consensus that the growth scenario should be used as the basis to set Housing Supply Targets within the new Local Housing Strategy with some feedback that a higher growth scenario should be tested and considered. Stakeholders support the use of the growth scenario aligned to the ambitious economic development strategy associated with the Borderlands Inclusive Growth Deal.
- It is essential that policy decisions on housing delivery targets carefully consider transport infrastructure, public service capacity and the availability of local amenities, to avoid under delivery and promote enable sustainable housing development.
- When determining the Housing Supply Targets, it will be important for partners to consider the profile of housing required to address workforce accommodation pressures, with a need to attract and retain skilled workers to support business growth in the area.

## 8.2 Specialist Housing Conference Outcomes

HNDA evidence of specialist housing need and topline outcomes of the Dumfries & Galloway HNDA household survey on the extent of housing unsuitability for the population of households with health conditions and/or disabilities; was considered in detail by stakeholders. This debate enabled stakeholders to highlight and share further local knowledge to help inform the policy framework for specialist housing. The main themes which emerged from the discussion were as follows:

- Partners validated that the emerging HNDA evidence on unmet need for specialist housing reflects frontline service experiences and client group pressures
- Several partners from Dumfries & Galloway Health and Social Care Partnership (HSCP) identified significant social care workforce pressures associated with meeting the increasingly complex care, support, and housing needs of an ageing population in Dumfries & Galloway. The projected reduction in working age households will further impact on recruitment to the sector, with an aging health and social care workforce an existing risk for Dumfries & Galloway. There are significant challenges recruiting to care and support posts across the region, including within the largest settlements
- Partners suggested that the priority for specialist housing provision is for older people's housing, with a lack of age exclusive housing adding to existing pressures on health and social care services. Models such as the care village concept, extra care retirement housing and intergenerational housing were highlighted as good examples, along with more community led provision. Modelling undertaken by the HSCP demonstrates that there are also capacity pressures in the care home sector in Dumfries & Galloway
- Partners noted one of the main challenges being faced at a national and local level, is that people are living longer but not living well. Alongside the need for more specialist housing, there is a need for preventative approaches that could assist people to live well for longer in the homes and communities they choose. Partners discussed the resource challenges of shifting to a more preventative approach, with gaps in housing adaptation budgets resulting in priority given to those in immediate and urgent need. The role of technology was highlighted as a possible solution to enabling independent living and preventing pressures on other areas of health and social care provision
- Partners highlighted Dumfries & Galloway's appeal as an area for retirees, however noted the additional pressure this can have on housing provision and health and social care services. Partners suggested there is a need to move beyond social rented housing models to meet the needs of older client groups and that private developers need to build more housing suitable for older people, with more close working with HSCP to ensure future proof housing
- There was stakeholder consensus that there is the potential to make better use of the existing specialist housing stock, which due to its age, may no longer be attractive and/or meet tenant expectations. There are also questions around single occupancy in existing general needs homes by older people and how to encourage people to move to smaller or more suitable properties across both the public and private sector
- Health and social care partners highlighted the need to relocate people with complex care needs in expensive out of area placements given a shortage of accessible local options. Partners suggested the need for greater flexibility of specialist housing provision using mixed care models and agile commissioning, moving beyond solutions for individual care groups
- Dumfries & Galloway Council is also experiencing pressure in meeting the needs of homeless households with some households being place in Bed and Breakfast accommodation. Partners highlighted that the high number of homeless presentations is likely to continue in the short to medium term with a need to provide temporary accommodation in a suitable location. Partners also highlighted a gap in accommodation for young care leavers with the need for more trauma informed solutions and transitional accommodation to support independent living. A similar gap

in provision for domestic abuse resettlement was also highlighted, with shortages evident by property size and location

- There are approximately 130 Ukrainian and Afghanistan refugees living in hotel accommodation in Dumfries & Galloway, who require settled accommodation. As well as providing suitable settled accommodation, consideration should be given to refugee integration and employment support. It was noted that many refugees are keen to work but cannot find permanent housing in the right areas
- Finally, stakeholders noted that the are significant pressures in Dumfries & Galloway in meeting the accommodation needs of students and NHS key workers. These pressures also have a subsequent impact on workforce development particularly in the health sector. Partners from Crichton Campus Leadership Group and the HSCP agreed that a joint approach will be beneficial for meeting the needs of both groups.

Analysis of stakeholder consultation feedback on specialist housing enables a number of key themes to emerge, which influenced the Dumfries & Galloway HMP to finalise Core Output 3 of the HNDA as follows:

- A major challenge in meeting the demand for specialist housing and commissioned services are Health and Social Care workforce pressures. The declining working population and an ageing care provider workforce, with competition from other industry sectors is impacting on recruitment and retention across Dumfries & Galloway, particularly in rural areas.

*"The reduction of the working-age population in Dumfries & Galloway is having an impact on the availability of care staff to provide services. We need to consider where we are designing services, including in rural areas, due to the sheer pressures on the workforce, as well as other factors such as transport and connectivity."*

- Due to Dumfries & Galloway's aging population stakeholders agreed addressing the gaps in older people's services and housing should be a priority. A review of current service provision and housing stock is required to inform a joint strategic approach.

*"I do agree that the provision of services for older people needs to be our biggest priority, however a more strategic approach is required on how housing for older people is being managed. What do we have now, how do we manage it, how do we manage private sector housing stock through care and repair and adaptations?"*

- To address issues of sustainability and connectivity, support for community led models to develop specialist housing should be considered. Future models of specialist housing could be mixed client group and intergenerational as part of a more agile and sustainable approach to commissioning. Care client groups such as young people leaving care would also benefit from similar specialist housing models.

*"Community led housing should be an important part of the policy debate on housing for older people". Partnerships with RSLs, private developers, community groups and the HSCP could offer significant benefits in terms of investment capacity and the creation of sustainable communities'*

*"There are planning and investment interdependencies between housing, transport, health and social care provision which are crucial if we are going to meet the needs of the growing population of older people in Dumfries & Galloway."*

*"Housing planning and care commissioning needs to move away from a specific focus on single client groups, with more opportunities for mixed use provision. We need to rethink how we develop older people's housing and move away from eligibility criteria which focuses on age by using agile care and support models to support independence at home."*

- The role of technology enabled care and adaptations were seen as being important to assist with prevention and reducing pressures on health and social care services. Challenges to be addressed were staff practice, digital connectivity and budget resources. Joint working between housing, health and social care partners to build the business case to justify preventative expenditure should inform the policy direction for the next LHS and HSCP strategic commissioning plans.

*"There is a need for a change in practice right across the health and social care sector with more partnership working with housing providers to identify need for telecare at a much earlier stage."*

*"Connectivity in rural areas can be challenging particularly due to issues with 4G connections. This could hold back the use of telecare if it's not addressed."*

*"Given the need to also make best use of existing resources we need an appraisal of how technology can be retrofitted at the pace and scale required."*

- There is a gap in care home provision in Dumfries & Galloway to meet future capacity. The physical condition and environment of existing care homes require to be upgraded to meet regulatory standards. The outcome of the current review of care home provision in Dumfries & Galloway will inform future provision and capital requirements.

"*Existing care homes don't meet practice requirements due to building and property related issues. May homes are not entirely fit for purpose as they were not originally purpose built. Despite this, they are increasingly being used for people with dementia and /or complex care needs"*

*"As care homes are predominantly smaller in Dumfries & Galloway, the economies of scale needed to drive future capital funding and programme requirements is also problematic."*

- A key barrier to the delivery of wheelchair housing by private sector developers is a lack of national and local planning policies in place to guide design and delivery. This should be a priority for the next Dumfries & Galloway LDP and LHS building on requirements emerging from the Scottish Government's Housing for Varying Needs Consultation in 2023.
- The housing supply target for wheelchair housing completions should be reassessed for both social and private housing against the emerging findings of the HNDA to determine whether it provides an appropriate starting point for setting an all-tenure wheelchair housing target for Dumfries & Galloway. Further work is also required to understand the demand for wheelchair housing at a local level to support proactive developer engagement.

*"We should identify the need for wheelchair and accessible housing at planning consultation stages and use this evidence to inform developer proposals and approvals. We also need to think about how we're gathering evidence on the need for wheelchair housing during our place planning processes"*

*"There is not an even playing field nationally – some developers support the delivery of accessible housing, other don't. Until there are national requirements set for all developers this won't change. At a local level, it would be very challenging to improve targets with unintended consequences in achieving developer contributions a real possibility"*

- The delivery of accessible housing from a private development perspective requires a difficult balance between design, site density and development viability. This often creates a barrier to developing accessible housing from a commercial perspective.

*"There is a need for us to look at the wider models beyond social housing to try and encourage more bungalows and level access housing developments by private sector developers."*

*"Difficulties with building bungalows are well established. There are very limited housing options in the private sector which enable older people to self-solve their needs. Whilst bungalows sell very quickly, private developers are less to achieve development margins due to land take. As commercial businesses, they simply choose to build homes which are more profitable"*

- To inform the SHIP, it was agreed to work more collaboratively to forward plan and anticipate the future needs of the population who will require specialist housing. There are gaps in specialist housing for households not eligible for HSCP supported accommodation. A joint business case is required to establish the scale of investment in care and support services required in mainstream, with preventative benefits for the health and social care sectors identified.

*"We are probably working in silos; we need to put in place a structure to identify demand for new build specialist housing for key client groups, make sure the whole picture is taken account in setting commissioning priorities".*

- Demand for homeless temporary accommodation is anticipated to continue to rise in the short term with policy focusing on increasing temporary accommodation, as well as preventing homelessness. There is a need for further Housing First tenancies in the west of Dumfries & Galloway and a gap in housing support service provision for households who do not meet the HSCP tariffs.

*"Due to the sheer demand for temporary accommodation, we don't anticipate a reduction in the use of Bed and Breakfast in the short term. Therefore to meet the requirements of the Unsuitable Accommodation Order, we may need to increase the temporary accommodation portfolio in the short term"*

*"We still have a heavy emphasis on prevention and are not moving away from the approach outlined in the RRTP, however our low-level housing support services are severely stretched, and we need to address that"*

- There is a significant shortage of student accommodation and NHS key worker accommodation in Dumfries & Galloway which is affecting the growth of the further education sector and the recruitment and retention of the NHS workforce. To address the scale of the problem the NHS, CCLG, HSCP, housing providers and Planning should work collaboratively to identify and take forward a range of solutions.

*"A lack of student accommodation is the single biggest barriers to student growth in Dumfries & Galloway with a lot of students commuting from Glasgow and Carlisle. This means they don't get the full student experience".*

*"There is a need to amalgamate all the needs of all students and look at collective requirements. Traditional student accommodation models do not work, there needs to be a scale that enables viability which does not work in Dumfries & Galloway. Generally private developers are not interested in considering alternative options".*

*"Developers and landlords may need a guarantee to de-risk demand and guarantee income streams. A business case and scenario modelling would be beneficial in testing the viability of key worker and student accommodation in order to engage investors".*