

West Dunbartonshire Housing Land Audit 2026 Report

Introduction

1. West Dunbartonshire's Housing Land Audit presents the annual record of home completions and the expected delivery of homes over the next 10 years. Its purpose is to monitor the delivery of homes within West Dunbartonshire's Planning Area, which excludes the local authority's area covered by the Loch Lomond and the Trossachs National Park. This report is accompanied by an interactive map of sites and a spreadsheet.
2. It also provides analysis on constraints and deliverability of housing sites identified in Local Development Plans (LDP) or that have been proposed through windfall planning applications. The contents of this report include
 - Housing completions that took place within the audit year (1st April 2025 – 31st March 2026), including a breakdown of social and private sector completions;
 - A 10 year programme of housing delivery on land that has been identified as deliverable, or deliverable with constraints;
 - An analysis of site constraints and deliverability;
3. This report follows the Scottish Government Housing Land Audit guidance as closely as possible with regards to its contents. However, due to current West Dunbartonshire's Local Development Plan situation, this report does deviate from the Scottish Governments suggested contents of the report in the following ways:
 - a comparison of completions against the "deliverable housing land pipeline" is not included;
 - an analysis on the accuracy of programming in the pipeline is not included;
 - completions of small sites have been included in this year's audit, however as this data has not been collected historically there is no basis for programming of small sites.

West Dumbartonshire's Local Development Plan

4. West Dunbartonshire has an unusual LDP position. The adopted plan is the West Dunbartonshire Local Plan, adopted in 2010, however it is recognised that this plan is significantly out of date.
5. The Council prepared the Proposed Local Development Plan 2 (LDP2) however on 15 March 2023, the Planning Committee took a decision that the Council would not adopt Local Development Plan 2. LDP2 incorporating the recommended modifications of the Examination Report received on 22 April 2020, which were accepted by the Planning Committee of 19 August 2020, remains the Council's most up to date spatial strategy and is therefore afforded significant weight in the assessment and determination of planning applications. The Scottish Ministers' Direction relating to the adoption of LDP2, dated 18 December 2020, is also a material consideration.
6. West Dunbartonshire has not had an adopted LDP under the previous version of the planning system, which was superseded by reforms in the Planning (Scotland) Act 2019. This also means it has not had an adopted Action Plan that it was then required to update into a Delivery Programme under the 2019 reforms. As such, the Council currently has no established housing

pipeline. This is the reason for not including analysis of completions against the deliverable housing land pipeline.

7. As the adopted plan is significantly out of date LDP2 is treated as the adopted LDP for the purposes of the audit, as it is the Councils most up to date and preferred spatial strategy. The implications of this for the audit are explained in the Included Sites section of the report

Methodology

Base Date

8. The base date for the audit is the 31st March, meaning the homes recorded as complete in the audit finished construction between 1st April 2025 and 31st March 2026.

Included Sites

9. The Scottish Government's guidance explains the sites which should be included in the Housing Land Audit:
 - All sites allocated within an adopted LDP.
 - All sites with an extant planning permission for new homes, including sites with planning permission in principle (PPiP).
 - All sites under construction.
 - Sites within a local authority's most recent Strategic Housing Investment Plan (SHIP) only where the site has planning permission, and / or specific funding is committed indicating deliverability.
10. Additionally the audit monitors sites where they are expected to deliver 4 dwellings or more. Sites between 1 and 3 dwellings are referred to as small sites. Small sites are not monitored individually however the total number of small site completions across the area are recorded.
11. The guidance goes on to state that sites included in proposed LDPs should not be included in the Audit, due to there still being uncertainty on the final contents of the plan, as it needs to go through examination which will likely result in changes to the plan. West Dunbartonshire's audit deviates from the guidance in this regard and treats the proposed LDP2 as the adopted LDP, including sites in LDP2 within the audit.
12. Given that the proposed LDP2 has been examined, the proposed modifications were accepted by the Council, and the Council consider it their most up to date spatial strategy there is sufficient certainty that the proposed LDP2 will not change. This, and the fact that the adopted Local Plan is out of date, means the Council consider including proposed LDP2 sites within the audit to be pragmatic.

Data collection

13. In this year's audit the data collection methodology changed to better align with the Scottish Government Guidance by using Building Standards completions data as the primary source of home completion information. Completed dwellings were mapped in GIS using Unique Property Reference Numbers to identify properties that had been completed within the included sites during the audit year.

14. Site visits were undertaken to confirm completion numbers on sites under construction and to identify if construction had begun on sites with planning consent, or any other changes had taken place at sites within the audit.
15. A Developer Intentions Survey was also circulated to developers and landowners where up to date contact information was available. In total 17 responses were received. This was also sent to Homes for Scotland for circulation amongst their members. For each site the survey requested information on home completions during the audit year, expected completions of market and affordable homes over the next 10 years, potential constraints affecting site delivery, and actions being undertaken to overcome those constraints. The full survey is available in [Appendix 1](#). Where there were discrepancies between completion figures in Building Standard completions, site visits, and the survey the developer was contacted to agree a figure.

Programming of Future Completions

16. The previous years Housing land Audit programming and completion numbers for the current audit year are used as the starting point for programming future completions. The survey enabled the council to include developer expectations on how sites should progress in site programming. Programming was adjusted based on completions in the audit year, and validated against the total site capacity and remaining site capacity.
17. The known constraints of sites were used to inform judgements on site programming. Where known, constraint categories within the Scottish Government Guidance were applied:
 - Land Use Status
 - Ownership
 - Physical conditions
 - Infrastructure
 - Financial
18. Known actions to overcome constraints were also considered as part of the judgement informing the programming of future completions.

Collaboration with Stakeholders

19. In addition to the survey and communication with individual developers, the first draft of the data was shared with the council's Housing Service. This service monitors development of sites within the Strategic Housing Investment Plan (SHIP) and provide the Planning Service with updates as to sites that have committed funding for social or affordable housing. This acts as a check on completion figures, informs site programming, and identifies potential site constraints
20. The draft data is also shared with Homes for Scotland and distributed to their members. Housebuilders provided corrections to completion numbers, expected programming for their sites and information on site constraints. A meeting was held between the Council and Homes for Scotland (who extent the invite to their members), to discuss potential disputes to programmed delivery, and highlight potential site constraints. Any remaining disputes were recorded.
21. Notes of the meeting were shared and agreed with attendees.

Audit results

Completions

22. A total of 180 home completions took place in the audit year. This year's completions and past completions are presented in Table 1 and Figure 1.

Table 1: Housing Completions

Year	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	10 Year Total	10 Year Average
Market	62	52	134	91	91	43	80	102	30	131	816	82
Social	69	70	117	61	201	340	242	48	140	45	1333	133
Small Sites	-	-	-	-	-	-	-	-	-	4	-	-
Total	131	122	251	152	292	383	332	150	170	180	2163	216

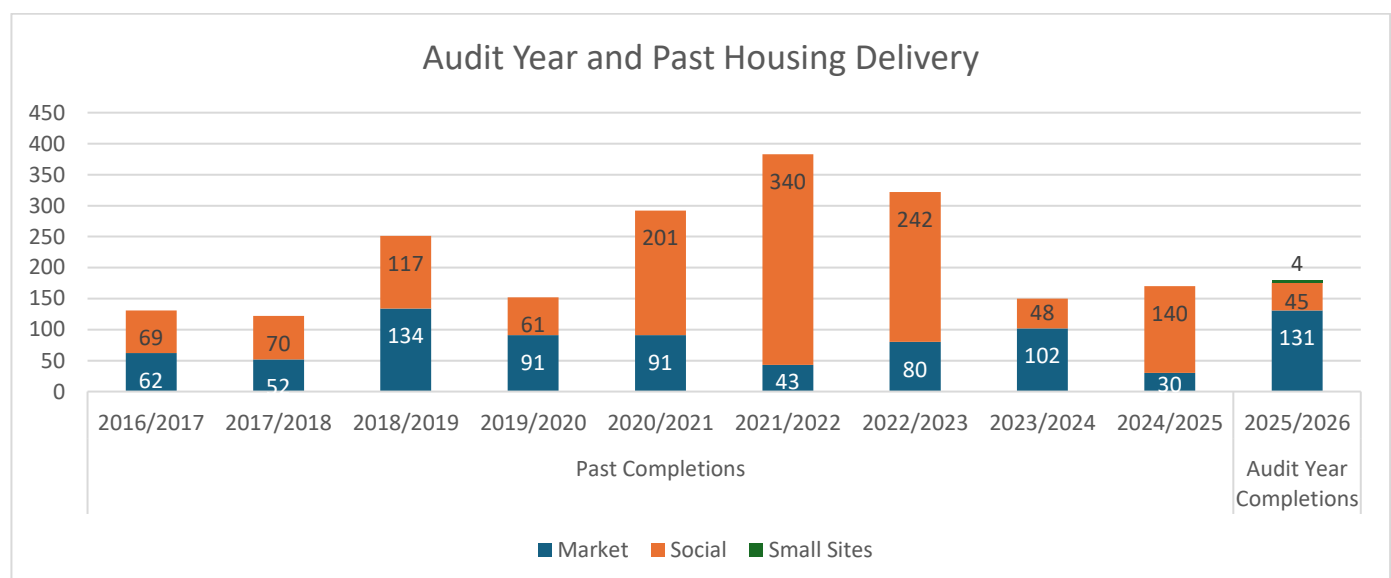


Figure 1: Housing Completions.

23. This year Average housing completions have been lower than the 10-year average. Completions of social housing is lower than the 10-year average for social housing completions, while market housing completions are higher than the 10 year market housing average.

24. Over the past 10 years West Dunbartonshire has delivered 2163 homes.

Deliverable land Programme

25. Table 2 and Figure 2 present expected housing delivery over the next 10 years. In National Planning Framework 4 the West Dunbartonshire's Minimum All Tenure Housing Land Requirement is 2100 homes over a 10 year period, or 210 homes on an annual basis.

Table 2: Expected Housing Delivery

Year	26/27	27/28	28/29	29/30	30/31	31/32	32/22	33/34	34/35	35/36	Total Programmed
Market	187	207	148	151	145	155	66	60	60	60	1239
Affordable	86	116	143	113	65	0	0	0	10	0	533
Total	273	323	291	264	210	155	66	60	70	60	1772

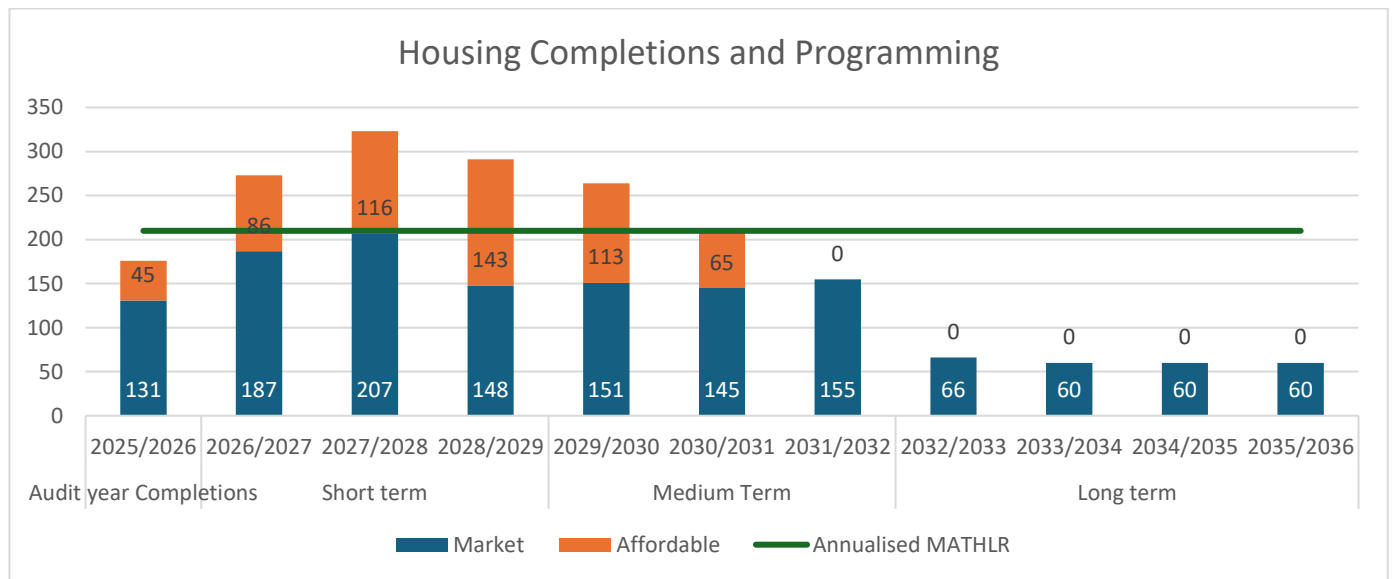


Figure 2: Expected Housing Delivery

Deliverability and Constraints

26. Table 3 presents the constraints which may be inhibiting sites and homes from being delivered. Please note that sites may be subject to multiple constraints.

Constraint	No. sites	No. Homes
Land Use Status	24	798
Ownership	6	249
Physical	14	649
Infrastructure	0	0
Financial	8	792
No Known Constraints	21	1236

Table 3: Constraints affecting the delivery of sites and homes

27. The information in Table 4 presents the number of sites that are deliverable, deliverable with constraints, or constrained.

Deliverability	No. Sites	No. Homes
Deliverable	22	807
Deliverable With Constraints	10	1227
Constrained	23	1088

Total	55	3122
--------------	-----------	-------------

Table 4: Deliverability of Sites and Homes

28. It is noted that the sum of homes that are ‘deliverable’ or ‘deliverable with constraints’ in Table 4 does not match with the total number of homes programmed for deliver over the next 10 years, shown in Table 2 and Figure 2. This is because sites at Queens Quay (WD0463A, and WD0463B) are expected to deliver 272 dwellings beyond the 10 year programming period.

Removed Sites

29. Three sites were removed from this year’s audit.

Site Reference	Site Name and Address	Reason for Removal
WD0548	Land Around Football Stadium, Dumbarton	The site is not allocated for housing in the Local Plan or LDP2 and its planning permission has lapsed.
WD0552	Old Mill Garage, Hardgate	The site is not allocated for housing in the Local Plan or LDP2. The site was granted permission for business light industrial use, which is now being implemented.
WDDDB0300D	Dalquhurn Phase 4, Renton	Development of homes on this site is complete.

Table 5: Sites Removed from Housing Land Audit

Future improvements to the Housing Land Audit

30. The council intends to continually improve the methodology for better data collection on home completions, identifying a realistic programming for future housing delivery, and closer alignment with Scottish Government Guidance. In the 2027 audit the Council intends to make the following improvements.

- Widen distribution of the Developer Intentions Survey to other housebuilders and landowners.

31. These improvements should improve the accuracy of completion data and provide more information to identify constraints and site deliverability.

Appendix 1

West Dunbartonshire Council Housing Land Audit 2026 Developer Intentions Survey

This survey, circulated to landowners, developers and agents will inform the West Dunbartonshire Housing Land Audit (HLA). The Housing Land Audit is used to track completions of homes, gain an understanding of future delivery and inform the housing delivery pipeline. The survey was prepared with reference to the [Scottish Governments Housing Land Audit Guidance](#).

Please return completed survey forms to LDP@west-dunbarton.gov.uk.

If you are completing the survey for more than one site, please return separate forms for each site.

Basic Information

Please enter site reference, address, developer, and landowner information. Please use the Council's Housing Land Audit reference. You can find out the reference for your site(s) on this [webmap](#). Zoom in to make site labels showing references appear.

Site Reference	
Site Address	
Developer	
Landowner	
Agent	

Please provide a contact for this site.

Contact Name	
Email	
Phone number	
Address	

Contact information provided will be stored for use in future developer intention surveys and so that the Council may request further information if necessary.

Deliverability Factors

Please use the checkbox to select the stage of delivery the site is at.

Actively being marketed	☐
Under option	☐
Pre-application stage	☐
Planning application currently being assessed	☐
Consented	☐
Under construction	☐
Completed	☐
Other	☐

In terms of the [Scottish Governments Housing Land Audit Guidance](#), please note below if any of the deliverability factors are relevant to your site.

Deliverability Factor	Check this box if...	
Land use status	Housing is not the main, or one of the possible preferred uses for this site.	☐
Ownership	The owner or controller of the land may not release the land for development.	☐
Physical conditions	There is a physical aspect of the site that is impacting delivery (e.g. flood risk, slope, aspect, contamination, land stability)	☐
Infrastructure	Infrastructure is not in place to support the development	☐
Financial	There are wider economic matters which have implications for delivery (e.g. access to finance, labour, materials, or marketability)	☐
No constraints	There are currently no known constraints preventing the development of this site	☐

Please provide more details on the constraints impacting delivery of this site.

A site may still be deliverable if there are ongoing actions addressing any constraints to deliverability. Please provide detail of any actions planned or taking place (either being carried out by you or another party) to overcome constraints.

--

Completions

If the site is under construction please enter the number of completed homes between 1st April 2024 and 31st March 2025. Please provide separate entries for houses and flats and market and market and affordable homes

The definition of affordable housing in the HLA guidance and National Planning Framework 4 is:
 “Good quality homes that are affordable to people on low incomes. This can include social rented, mid-market rented, shared-ownership, shared-equity, housing sold at discount (including plots for self-build), self-build plots and low-cost housing without subsidy.”

Completed homes between 1 st April 2024 and 31 st March 2025	Market	Affordable
Houses		
Flats		

Future Programming

Please state below per year your expected completions. Please state where this is market or affordable homes.

All years run 1st April to 31st March

Survey year (1 st April – 31 st March)	Market	Affordable
2026/27		
2027/28		
2028/29		
2029/30		
2030/31		
2031/32		
2032/33		

2033/34		
2034/35		
2035/36		

Market Information

Please provide any commentary you wish to make on current market conditions that you feel may be relevant to the Planning Authority.

Other Comments

Please provide any additional comments.