

West Dunbartonshire Housing Land Audit 2025 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.
2. This report summarises the data within the Housing Land Audit Spreadsheet, which can be found on the Council's Website: [Other Guidance and information | West Dunbartonshire Council](#)
3. The report is also accompanied by an online map presenting the location of site and the data available in the Housing Land Audit Spreadsheet: [Housing Land Audit 2025](#).
4. It also provides some 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 [year], including a breakdown of social and private sector completions;
 - A 10 year programme of housing delivery on land that has been identified as deliverable;
 - An analysis of site constraints and deliverability;
5. This report follows the [Scottish Government Housing Land Audit](#) guidance as closely as possible with regards to its contents, however due 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;
 - a summary of completions and a programme of delivery on small sites (under 4 homes) is not included.

West Dumbartonshire's Local Development Plan

6. 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plan is the West Dunbartonshire Local Plan, adopted in 2010, however it is recognised that this plan is significantly out of date.
7. 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.

8. 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.
9. 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 Council's 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

10. The base date for the audit is the 31st March, meaning the homes recorded as complete in the audit finished construction between 1st April 2024 and 31st March 2025.

Included Sites

11. 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.
12. 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. 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.
13. Given that the proposed LDP2 has been examined, the proposed modifications were accepted by the council, and that the Council considers it the 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 considers including proposed LDP2 sites within the audit to be pragmatic.

Data collection

14. Housing completion data was collected primarily through site visits. Sites with an implementable planning permissions and sites where it is known construction is taking place were prioritised for site visits in order to identify completed homes as close to the base date as possible. Sites without planning permission are visited in order to monitor their state.
15. The Council also distributed an intentions survey to developers with the assistance of Homes for Scotland. This survey sought information on completions within the audit year, expected site

programming, and potential site constraints impacting on delivery. There were no respondents to the survey.

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. 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. The first draft of the data is shared with the council's Housing Service, who monitor 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. This housing completions in this audit year and past completions are presented in Table 1 and Figure 1

Table 1: Housing Completions

Year	Market	Social	Total
2014/2015	208	102	310
2015/2016	132	91	223
2016/2017	62	69	131
2017/2018	52	70	122
2018/2019	134	117	251

2019/2020	91	61	152
2020/2021	91	201	292
2021/2022	43	340	383
2022/2023	80	242	332
2023/2024	102	48	150
2024/2025	30	140	170
Total (10 year)	817	1379	2196
Average per year (10 year)	82	138	220

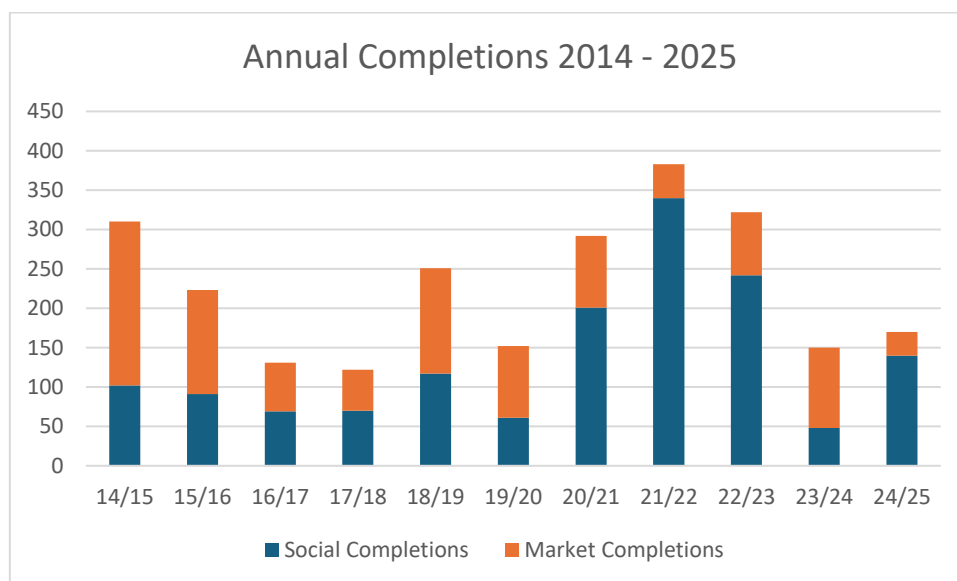


Figure 1: Housing Completions

23. This year, whilst total completions are higher than 2023/2024, average housing completions have been lower than the 10-year average. Completions of social housing is consistent with the 10-year average, with market housing being considerably lower.

24. Over the past 10 years 2,196 homes have been delivered in West Dunbartonshire.

Deliverable land Programme

25. Table 2 and Figure 2 present expected housing delivery over the next 10 years. The 0 programming for affordable housing reflects the end of the build programme of the current SHIP. Whilst programming is yet to be identified, it is expected that the SHIP programme will continue to deliver units and forecasting will be possible closer to the time.

Table 2: Expected Housing Delivery

Year	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/22	33/34	34/35	Total Programmed
Market	161	163	216	155	151	149	90	85	60	60	1290
Affordable	52	76	75	30	60	48	50	0	0	0	391
Total	213	239	291	185	211	197	140	85	60	60	1681

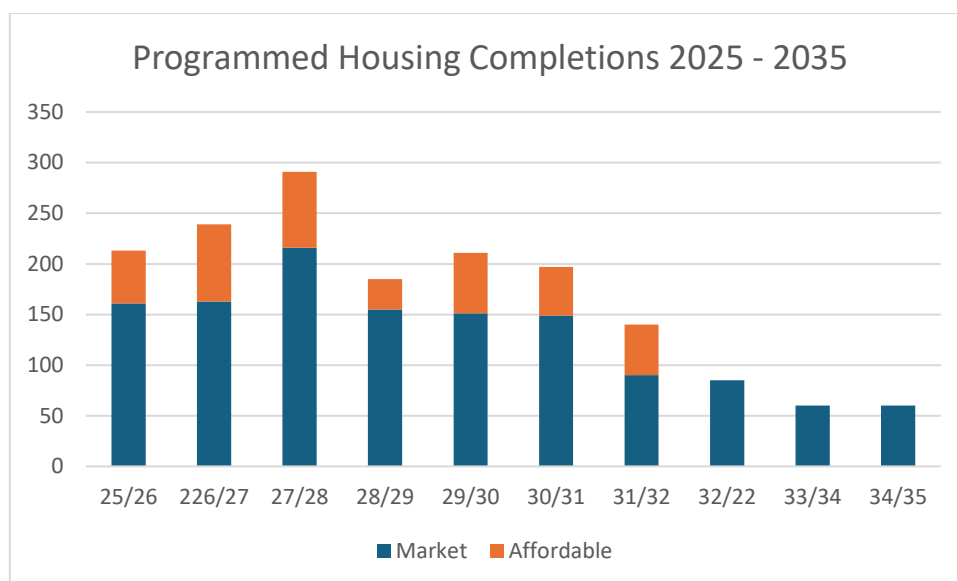


Figure 2: Expected Housing Delivery

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	20	854
Ownership	5	169
Physical	9	333
Infrastructure	0	0
Financial	8	934
No Known Constraints	24	1289

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.

Table 4: Deliverability of Sites and Homes

Deliverability	No. Sites	No. Homes
Deliverable	20	1066
Deliverable With Constraints	8	1105
Constrained	26	1123
Total	54	3294

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 for some sites there does not appear to be any obvious constraints to their delivery, however the Council also does not have appropriate information to estimate a programme of delivery. The Council aims to improve its data collection

to fill this information gap in future audits. Future methodology improvements are discussed in the Future Improvements to the Housing Land Audit Section.

Disputed Sites

29. Homes for Scotland dispute a total capacity of 990 homes within the delivery programme.

Disputed sites are listed in Table 5. Whilst the dispute is noted, the Council is satisfied that programming is realistic and reasonable and that the sites are deliverable.

Table 5 Disputed Sites

Site Reference	Site Name	LDP reference	Remaining capacity	Pipeline Timeframe	Deliverability status
WD0463A	QUEENS QUAY - EAST YARD	H2(11)	344	medium-long-term	Deliverable with constraints
WD0463B	QUEENS QUAY - PLOTS 8-12	H2(11)	468	medium-long-term	Deliverable with constraints
WD0463C	QUEENS QUAY - PLOT 7	H2(49)	100	medium-term	Deliverable with constraints
WD0588	FORMER CLYDEBANK HEALTH CENTRE	H2(36)	41	Short-term	Deliverable
WD0604	DICKENS AVENUE		22	Short-term	Deliverable with constraints
WD0597	GLEBE	H2(41)	15	Short-term	Deliverable with constraints

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 2024 audit the Council intends to make the following improvements:

- Incorporate completion certificate data into the data collection methodology
- Widen distribution of the Developer Intentions Survey to other housebuilders and landowners who are not members of Homes for Scotland

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