



**West Dunbartonshire Council
Draft Strategic Housing Investment Plan
2026/27 – 2030/31**

Approved November 2025

Contents	Page
1. Introduction	3
2. Purpose of the Strategic Housing Investment Plan	4
3. Key Objectives	4
4. Policy Context	5
5. Local Housing Strategy 2022 -2027	6
6. Housing Priorities and the Housing Emergency	8
7. Specialist Housing Needs and Wheelchair Accessible Targets	8
8. Rapid Rehousing Transition Plan Priorities	11
9. Alignment with Child Poverty Action Report	11
10. Project Assessment Methodology	12
11. Fair Work First	13
12. Funding	13
13. Progress on SHIP 2025-2030	
14. SHIP 2026 -2031 Priority Projects	15
15. Construction Methodology and Procurement	19
16. Purchase of Existing Homes through Buyback and ROTS Schemes	19
17. Gypsy/Traveller Sites	20
18. Key Worker Housing	20
19. Consultation	21
20. Vacant and Derelict Infrastructure Fund	21
21. Empty and Second Homes Actions	21
22. Developer Contributions	22
23. Constraints to Delivery	22

24. Local Authority Assistance in Delivery of the SHIP	23
25. Energy Efficiency, Environmental Standards and Sustainability	23
26. Equalities	24
27. Strategic Environmental Assessment	24
28. Monitoring and Publication	24

Annexe A: SHIP Project Template

1. Introduction

- 1.1 This Strategic Housing Investment Plan (SHIP) 2026/27 – 2030/31 sets out the funding priorities for affordable housing in West Dunbartonshire for the next five years.
- 1.2 The focus of the SHIP is the targeting of the Scottish Government's Affordable Housing Supply Programme Funding (AHSP), including its Council House Building Programme component towards addressing the priorities laid out in the [West Dunbartonshire More Homes Better Homes Local Housing Strategy 2022 – 2027](#)
- 1.3 The SHIP details how the Council will assist in meeting the Scottish Government's commitment to support new affordable housing as set out in the [Housing to 2024](#) strategy and in supporting the Scottish Government's affordable housing supply objectives as set out in the [Housing Emergency Action Plan](#) announced by the Cabinet Secretary for Housing on 2nd September 2025.
- 1.4 The SHIP has been prepared considering the [Strategic Housing Investment Plan \(SHIP\) Guidance note MHDGN 20MC25/01](#) issued by the Scottish Government in May 2025.
- 1.5 Housing has worked with all appropriate service areas and with the West Dunbartonshire HSCP in the preparation of this Plan. Consultation has taken place with the RSLs operating in West Dunbartonshire through the Strategic Housing Providers Forum and regular programme/liaison arrangements. The umbrella organisation for tenants' and residents' groups in the area, the WDTRO, is very supportive of the Council's new build programme and was consulted on the draft SHIP. The Scottish Government More Homes Division Glasgow and Clyde Area Team have contributed to the preparation of this SHIP and will have an ongoing role in monitoring the programme.
- 1.6 To assist in advance planning of housing investment, the Scottish Government advises local authorities annually of their minimum Resource Planning Assumptions (RPA) indicating what AHSP grant total will be made available. The RPA for 2025/26 issued on 1st May 2025 shows a slight increase in resources from last year's figure and stands at £11.363m. This includes the sum of £0.406m specifically allocated to acquire homes to help address homelessness pressures.
- 1.7 Local authorities have been advised to operate carry forward limits beyond 2025/26 of 80%, 60% and 40% for the three subsequent years. This would give RPA grant figures as shown in Table 1 below. In three out of the last five years we have been able exceed our initial RPA, with additional grant funding having been released by the Scottish Government More Homes Division. This is

reflective of the Scottish Government's confidence in our ability to deliver an effective affordable housing supply programme in West Dunbartonshire.

Table 1: WD Estimated RPA from 2025/26	
Year	Resource Planning Assumptions at May 2025
2025 – 2026	£11.053m
2026 – 2027	£8.842m
2027 - 2028	£6.632m
2028 - 2029	£4.421m
Total	£30.948m

Table 2: WD RPA and Outturn for last 5-years			
Year	RPA	Actual	Variance
2023 - 2024	£10.795m	£12.706m*	+ £1.911m
2022 – 2023	£10.788m	£6.195m	- £4.593m
2021 – 2022	£12.515m	£9.854m	- £2.661m
2020 – 2021	£11.128m	£18.972m	+ £7.844m
2019 - 2020	£12.040m	£20.693m	+ 8.653m

* Estimated Outturn for 2023 -2024. All other figures SG published.

- 1.9 Funding shown for projects is an indication only of the spending plans and at this stage does not guarantee that these sums will be made available to the developer. Each proposal will require going through a further detailed assessment before funding is committed and confirmed in the SLPA.
- 1.10 The Scottish Government issued a Strategic Local Programme Agreement to West Dunbartonshire Council (SLPAs) on 16th July 2025 which sets out the programme of housing that can expect to be funded through the AHSP for 2025/26. Detailed discussions were held at programme meetings with developing RSLs to plan the anticipated spend over the course of the SHIP. In launching the Housing Emergency Action Plan, the Scottish Government announced the intention to introduce multi-year funding to give social housing developers. The details of this welcome measure have still to be announced. This SHIP accords with the current SLPA which will be subject to ongoing review.

2. Purpose of the Strategic Housing Investment Plan

- 2.1 The principal purpose of the SHIP is to set out the strategic investment priorities for affordable housing over a 5-year period to achieve the outcomes set out in the LHS. This SHIP sets out the planned housing investment programme for 5 years, covering the period 2026/27 – 2030/31. As yet, it is uncertain how

much committed spending will be carried forward from 2025/26 to 2026/27. Due to funding uncertainty, the emphasis is placed on the early part of the programme.

2.2 The SHIP:

- Sets out investment priorities for affordable housing
- Demonstrates how these will be delivered
- Identifies the resources required to deliver these priorities
- Enables the involvement of key partners in the delivery of affordable housing.

2.3 Key investment priorities on a site-by-site basis are set out in the template attached to this plan (Annexe A). The template gives information on the following:

- The priorities for new affordable housing projects
- Estimated start and completion dates
- Projected funding sources
- The number of units to be provided (by tenure and type)
- Estimated funding requirements of projects.

3. Key Objectives

- 3.1 The overarching objective of the SHIP is to help deliver on the Council's key affordable housing delivery priorities as contained in the Local Housing Strategy, by directing investment to the agreed regeneration areas and increasing the supply of new affordable housing across West Dunbartonshire. The LHS sets an annual Housing Supply Target of 230 new houses across all tenures, with 80 of these being for Social Rent.
- 3.2 The Council has welcomed the Scottish Government's commitment to deliver 110,000 affordable homes by 2032 supported by measures such as increasing investment, legislative programming to make Planning more effective and supporting infrastructure. Under its *More Home West Dunbartonshire* initiative, the Council set out ambitious plans to deliver 2,500 new social and affordable home in the same period, a figure in excess of the Council's Housing Supply Targets.

4. Policy Context

- 4.1 The value of providing new social housing is widely recognised. In July 2025, Shelter published its study [The Social Value of New Social Housing in Scotland](#) which calculated that each new social tenancy in Scotland can generate on average £11,639 in social value within just six months of a tenant moving in. This figure includes a £990.44 saving to the public purse and £10,648 in wellbeing value to the tenant, who benefits from improved opportunities such

as securing employment, better health, transport connections, and reduced housing costs, thanks to their new social home.

- 4.2 [Housing to 2024](#) sets out the Scottish Government's housing vision and its road map to get there. It aims to deliver their ambition for everyone to have a safe, good quality and affordable home that meets their needs in the place they want to be.
- 4.3 The West Dunbartonshire Local Strategy 2022 - 2027 provides the principal West Dunbartonshire Council policy backdrop to the SHIP.
- 4.4 The plan is informed by a Housing Need and Demand Assessment (HNDA) designed to give broad, long-term estimates of the number of additional housing units that may be required to meet existing and future housing need and demand. The HNDA was produced by Glasgow City Region Housing Market Partnership (GCRHMP) in June 2024 for the Glasgow City Region and is known as '[HNDA3](#)'. It was developed in accordance with legislation and relevant statutory guidance including the Scottish Government's Practitioner's and Manager's Guides of 2020. West Dunbartonshire plans to carry out further, more locality-based need and demand assessment.
- 4.5 West Dunbartonshire Council through its representative organisations COSLA and ALACHO will continue to engage with the Scottish Government in identifying more effective and better value processes for the delivery of new affordable housing including on parity between Council and RSL benchmark subsidy rates.

5. Local Housing Strategy 2022 -2027

- 5.1 The Local Housing Strategy continues to place an emphasis on regeneration, recognising the need to improve many of our neighbourhoods and to provide housing which meets the changing requirements of our communities. However, we do also recognise that there are imbalances in terms of the type of housing which is required across all communities. Physical access to too many of our homes is an issue. We will therefore encourage the provision of more accessible housing and ones which are suitable for wheelchair users (See Section 7 below). Similarly, we know that there is a size imbalance between the available housing and the demand, with particular shortages of 1-bedroom properties and larger family houses (4-bed and above). Developers seeking to access AHSP funding must consult with WDC Housing services on how best to contribute to addressing these imbalances and meeting the objectives of the LHS.
- 5.2 In addition to the regeneration agenda, the Council is keen to encourage an increase in the housing supply more generally across West Dunbartonshire to mitigate an ageing demographic and to stimulate the local economy.

- 5.3 The Council, as the statutory Strategic Housing Authority, has the lead role in setting out the investment priorities for the delivery of affordable housing and through the “More Homes West Dunbartonshire” approach, we work with our strategic development partners to take forward opportunities to provide a broad range of high quality affordable homes in safe and attractive neighbourhoods that meet the needs of our residents.
- 5.4 The Health and Social Care Partnership (HSCP) provides knowledge on the health and social care needs of the West Dunbartonshire population. The SHIP supports the over-arching policy of shifting the balance of care from institutional settings to home-based support in the community. The Local Housing Strategy notes that successful housing and social care support depends on the location, model and range of housing available. Section 7 below outlines how we aim to support the housing needs of groups.
- 5.5 The WD [HSCP Strategic Plan](#) 2023 -2036, notes the important role housing will play in health, as homes can impact on people’s health in a way that few other factors can, and commits to working with partners to expand the choice of specialist and particular housing options for children and adults.
- 5.6 Given the local ageing demographic, the prevalent topography and the nature of our housing stock, accessibility to housing for people with a mobility issue is a big concern in West Dunbartonshire. All new housing supported by the AHSP is required to satisfy Housing for Varying Needs (HfVN) criteria and our West Dunbartonshire Housing Design Standard. We also aim to continue to improve the supply of housing suitable for wheelchair users. In some circumstances the provision of lifts may present a solution to accessibility issues. Where no specific specialist housing provision is included in the project, it will generally be assumed that around 10% on each site will be for this purpose, with the details being agreed in consultation with HSCP colleagues.
- 5.7 Housing can play an important role in helping to revitalise town centres. Such developments can bring wider benefits to the towns and provide many advantages for residents including easier access to shops and services and help lower the carbon footprint. We collaborate with our colleagues in Regeneration Services to consider opportunities which complement their town centre improvement agenda. The Artizan Centre in Dumbarton features in the SHIP and we will consider future town centre sites which form part of wider town centre regeneration initiatives.
- 5.8 Research carried out in 2014 did not indicate a strong market for intermediate/mid-market rent products (MMR). However, we are presently revisiting the issue.

6. Housing Priorities and the Housing Emergency

6.1 West Dunbartonshire Council declared a Housing Emergency on 1st May 2024 with the Scottish Government doing likewise a few days later.

6.2 West Dunbartonshire Council has drawn up a Housing Emergency Action Plan, overseen by a Working Group which meets regularly to monitor progress. The first theme of the Action Plan is to *Deliver and Maintain the More Homes - West Dunbartonshire Approach to the Delivery of Affordable Housing*.

A number of the key actions under this theme are directed at increasing the supply of new affordable housing including:

- Continue to lobby the Scottish Government for increase in AHSP funding (in partnership with COSLA/SOLACE/ALACHO)
- Deliver new Strategic Housing Investment Plan and the Council's approved new build programme, helping to meet the identified housing need
- Scale up and extend the Buy Back Scheme to meet the key housing demand factors
- Explore innovative housing investment and partnership models to maximise housing investment approaches.

6.3 The Scottish Government published its Housing Emergency Action Plan *Tackling Scotland's Housing Emergency* on 02 September 2025. The SG actions sit under three key objectives:

- Ending children living in temporary accommodation
- Supporting the housing needs of vulnerable communities
- Building our Future – maximizing investment in Scotland's housing sector.

The WDC Action Plan actions complement these objectives.

7. Specialist Housing Needs and Wheelchair Accessible Targets

7.1 [The West Dunbartonshire Health and Social Care Partnership's Strategic Needs Assessment – Adults and Older People 2022](#) provides the most valuable information base for predicting future requirements for the ageing West Dunbartonshire population. This is currently being reassessed and will be monitored for any significant changes. The key consideration for Housing in looking at the data is how does it translate into need for a housing solution, either through existing stock or new homes. The clear emphasis will be increasingly towards meeting needs in residents' own homes through support and aids/adaptations. We are engaging with the HSCP over what models of supported accommodation best meet future needs in West Dunbartonshire.

7.2 Wheelchair Accessible Housing

West Dunbartonshire requires all social rented projects receiving AHSP grant support to provide a 10% element of fully wheelchair accessible housing (WCH). The detail of this requirement is spelled out in the WD Design Standard. The provision of WCH housing in the private sector remains largely discretionary but it is proposed that the matter will be considered further when drawing up the next Local Development Plan and associated guidance. Our next LHS will be informed by the outcome of these considerations.

It has been agreed that more work is required to better understand the future requirement for homes designed to this standard. Discussions are ongoing with HSCP to help predict these needs and to consider how best we can gather data.

Table 3 below shows the numbers of fully WCH homes delivered through the SHIP over the last 5 years. It shows a generally improving performance in meeting the 10% target. In certain circumstances the site topography will not lend itself to the provision of fully wheelchair accessible housing, but even in such cases, all homes in the SHIP will at least meet Housing for Varying Needs Standards, with at least one main entrance.

Table 3: Delivery of Fully Wheelchair Housing through the AHSP					
Year	RSL Completions	RSL WCH	WDC Completions	WDC WCH	Total %age
2024/25	0	0	74	9	12.2
2023/24	24	4	0	0	16.7
2022/23	253	29	29	5	8.7
2021/22	200	9	306	18	5.3
2020/21	54	4	0	0	7.4

7.3 People with Disabilities and Mobility Issues

Records show that by category the following numbers of people living with disabilities reside in West Dunbartonshire:

- Frail Elderly 65+: 3,297 (of whom 20% have dementia diagnosis)
- Physical Disability Under 65: 301
- Neurological Conditions Under 65: 221 (includes Parkinsons, MND, Epilepsy, Stroke Disease, Cerebral Palsy, MS, Acquired Brain Injury etc.)
- Children with disabilities (15-20): eighty-eight
- Learning Disability: 394.

West Dunbartonshire has a 65+ population of 18,495 or 20.8% of the total. This compares with 17.6% for GG&C and 20.5% for Scotland. Eighteen percent of our 65+ residents receive social care/support or community alarm/telecare services.

The vast majority of those falling into any of these categories will be satisfactorily housed within mainstream housing, although often with home support. Aids and adaptations together with better targeted lettings through social housing allocations will provide the principal routes to addressing accessibility issues for most people. All homes developed with AHSP funding assistance as a minimum comply with Housing for Varying Needs Standard, with a quota of at least 10% meeting the higher fully wheelchair accessible standard.

We have piloted a Housing for the Older People new build model which provides a mix of flatted and terraced homes for older people. In addition to the better accessibility noted above, these homes feature dementia-friendly elements such as colour coded landings, glass fronted kitchen cabinets and higher electric points throughout.

Mount Pleasant Old Kilpatrick - Homes for Older People: Case Study

Set in the village of Old Kilpatrick, Mount Pleasant is an affordable housing development for social rent providing 19 new homes for the over 60s, who were looking to downsize from larger tenanted family homes. The project was completed in May 2025.

The social rented homes vacated by tenants moving to Mount Pleasant will be let to families on our waiting list, an effective way of providing family homes which are in high demand.

Designed to Housing for Varying Needs and Dementia Design guidance, the homes support ageing in place and provide an inclusive community for residents.

The development includes 1- and 2- bed homes within three blocks of flats, terraced bungalows, and cottage flats arranged around a central community garden. All homes have access to private garden space, via a low maintenance garden or balcony.

The garden is a focus and social hub for residents, offering attractive seating areas and allowing opportunities to participate in growing flowers or vegetables in the raised beds.

We believe this is a model of housing which will work well in other locations across West Dunbartonshire, creating smaller, accessible homes for older people while freeing up larger homes elsewhere for families.

Aids and Adaptations: The report [*What's Next for Adaptations?*](#) was published in August 2025 by the University of Edinburgh in conjunction with Scotland's leading housing bodies. The report warns of an adaptations crisis and urges the Scottish Government to take more effective action on the issue. It is expected that this

publication will lead to more debate on the issue, and impact on future policy development.

Housing Allocations: WDC, in partnership with several locally operating RSLs, have introduced a common application form with a view to developing a future integrated common housing register. It is hoped that such a development will help applicants to find accommodation to match their needs, including where there are accessibility issues.

7.4 People Leaving Supported Accommodation/Care Leavers

There are several anti-poverty measures in place within West Dunbartonshire to support our care experienced young people. These include:

- Council Tax exemption for care leavers up to the age of 26 years
- Rent abatement for care leavers in ongoing further education (which also includes modern apprentice posts), allowing for full access to the Care Experienced bursary.
- Payment of £2,000 available to Care Leavers for setting up their own first tenancy.
- There is also the Care Leavers Housing Protocol, which provides care leavers with access to affordable, permanent housing. Fifty-one young people have accessed tenancies.

through this route since 2019, and 85% of the young people have remained in them.

7.5 Supported Accommodation

A property within Bridge Street, Alexandria, which is currently owned by West Dunbartonshire Housing, has been identified as an option for renovation and refurbishment to provide suitable supported accommodation (6 bedrooms) for young people who are transitioning from being looked after to independent living.

8. Rapid Rehousing Transition Plan

- 8.1 An update is provided monthly on progress on the RRTP to the Council's Housing Improvement Board. The key SHIP priorities align with those in the RRTP, not least in respect of the drive to increase the number of affordable homes available and in particular the emphasis placed on increasing the numbers of larger family and 1-bedroom homes.
- 8.2 WDC allocates one property in each new AHSP-funded development for Housing First purposes and encourages all other new housing developers to do likewise.

9. Alignment with Child Poverty Action Report

- 9.1 Addressing Child poverty is a highest-level priority for the Scottish Government. West Dunbartonshire Council sees enhancing family incomes and reducing the cost of living as the key focus for addressing the issue.
- 9.2 The [West Dunbartonshire Local Child Poverty Action Report 2024/2025](#) notes the support given through the LHS to assist in addressing child poverty and undertakes to review further how best to support priority families through housing measures.
- 9.3 Recognising the value of adequate accommodation and the historic under provision, this SHIP continues to place an emphasis on larger family homes (4-bed and above) in both the new build and buyback programmes. We will consider strengthening our commitment to building these larger homes by amending our Design Standard to require each mainstream project to include a 10% element of larger homes. Energy efficiency is a key element required of SHIP supported new build projects. We have seen that well-insulated homes can have a huge impact on reducing home energy bills, a particularly important positive for larger families.
- 9.4 Our buy-back and ROTS schemes also are weighted towards the acquisition of larger family homes, with four bedrooms and above.
- 9.5 The HSCP is developing a new strategic needs assessment for children and young people, and this is anticipated being available in Autumn 2025. Based on this information, we will assess how these needs translate into housing requirements and what this might mean for the SHIP in the future, perhaps through custom-built solutions.

10. Project Assessment Methodology

- 10.1 Projects considered for inclusion in the SHIP are subject to a matrix-based scoring analysis to assess their relative merits. Various criteria are employed in assessing and prioritising the projects. These are:
 - the strategic priorities of the Council
 - contribution towards meeting the assessed housing need and demand, including the provision of larger family homes (4 bed and over)
 - meeting regeneration and re-provisioning objectives
 - SIMD scoring
 - affordability
 - deliverability including Planning compliance and site constraints
 - level of grant subsidy required.

10.2 There are information gaps in respect of some projects: these have been listed on the scoring pro-forma as future sites and will be subject to reassessment when the full information is available. Not all will have been scored as yet. These may feature in future iterations of the SHIP.

11. Fair Work First

All developers with projects in the SHIP are required to comply with mandatory Fair Work First criteria and commit to the desirable criteria. Confirmation of compliance will be provided to the Scottish Government annually.

12. Funding

12.1 Funding for the projects in this programme comes from two principal sources:

- the allocation from the Affordable Housing Supply Programme as detailed at 1.6 above and
- the resources from the housing providers sources, primarily private borrowing by RSLs and Prudential borrowing by the Council.

12.2 Unless otherwise known, we assume that both Council and RSL projects will be seeking grant support of £120,000 per house. This compares with a current 3-person equivalent benchmark figure of £87,763 for Councils and £95,741 for RSLs, although additional grant is payable for projects meeting additional quality benchmarks, including on low carbon, fire suppression and EV charging. We will continue to liaise with Scottish Government More Homes colleagues on developments which require higher than benchmark awards, especially those supporting the strategic priority of increasing the supply of larger family homes.

12.3 Where a Council House Building project is proposed on a Housing Revenue Account owned site, it is assumed that there will be no acquisition costs to the project.

12.4 In collaboration with the Scottish Government More Homes Division, and representative bodies such as ALACHO, the Council will continue to consider alternative and innovative funding proposals for the delivery of affordable housing. In addition, we will seek to explore with partner RSLs any opportunities to support the programme with funding from their financial reserves or other sources.

13. Progress on Previous SHIP 2025 - 2030

13.1 The progress on the SHIP 2025/26 - 2029/30 priority projects are summarised below.

Table 4: Progress on Previous SHIP 2025/26 – 2029/30 Priority Projects			
Project/ Developer	Units	Status in SHIP November 2024	Update at September 2025
Clydebank East/WDC	88	On site Est complete October 2024	Complete April 2025
Mount Pleasant, Old Kilpatrick	19	On site Est Complete May 2025	Complete May 2025
Pappert, Alexandria/ WDC	26	Est Complete May 2025	Complete June 2025
Willox Park Ph1/ WDC	17	Est Site Start Jan 2026 Est Completion Jan 2027	On Site Due complete January 2026
Bank St, Alexandria /WDC	22	Est Site Start May 2025 Est Completion May 2026	Site start October 2025 Due complete Jan 2027
West Thomson St, (Clydebank Health Centre) /WDC	42	Est Site Start October 2025 Est Completion November 2026	Site start July 2026 Due complete Feb 2028
Abbeylands Rd, Faifley (Bowling Club) /Knowes HA	27 tbc	Est August 2025	Estimated site start summer 2026.
Bellsmyre Regeneration Phase 1 /Caledonia HA	27	Est Site Start November 2024	Site Start March 2025 Due complete March 2026
Dalquhurn Ph4 /Caledonia HA	25	Site July 2024	Complete September 2025
Golfhill Drive, Alexandria/ Dunbritton HA	7	Est Site Start March 2025 Est Completion March 2026	Est Site Start Oct 2025 Due complete Oct 2026
Bonhill Gap Sites/WDC	28	Est Site Start April 2025 Est Completion May 2026	Start Aug 25 Due complete Sep 26

Dalquhurn Phase 5&6 Caledonia HA	25SR/25SE	Est Site Start June 2025 Est Completion December 2026	New masterplan required. Tenure being reconsidered. Uncertain start date.
Gilmour Ave, Hardgate /WDC	2	Site Start September 2024 Est Completion February 2025	On site Due complete Dec 25
Dennystoun Forge/WDC	20	Est Site Start September 2025 Est Completion September 2026	Est Start July 26 Due complete March 27
Queen Mary Ave, Drumry /WDC	17	Est Site Start October 2025 Est Completion October 2026	Est Site start Oct 25 Due complete Dec 26

14. SHIP 2026/27 – 2030/31: Priority Projects

14.1 The priority projects for this period are as shown in table 5 below. All units are social rented unless otherwise stated and unit numbers are draft in most cases.

Table 5: Priority Projects (including those on site). Sept 2025		
Site/Developer	Number of Units	Construction Method
WDC		
Willox Park, Dumbarton Ph1	17	MMC Off Site Manufacturing, Enhanced timber frame systems
Bank St, Alexandria	22	MMC Off Site Manufacturing, Enhanced timber frame systems
Bonhill Gap Sites, Alexandria	28	MMC Off Site Manufacturing, Enhanced timber frame systems
Dennystoun Forge, Dumbarton	20	Undecided. Possible off-the- shelf chalet.
West Thomson St, Clydebank	42	TBC
Willox Park Dumbarton Ph 2	21	MMC Off Site Manufacturing,

		Enhanced timber frame systems
Ottawa Crescent, Dalmuir	21 est	TBC
28 Bridge St, Alexandria	8	Refurbishment
Silverton, Dumbarton	9	TBC
O'Hare, Alexandria	6	TBC
Queen Mary Avenue, Clydebank	17	MMC Off Site Manufacturing, Enhanced timber frame systems
Buybacks/ROTS	181	N/A
392 units		
Wheatley Group/ (Loretto HA)		
Dumbain Road, Haldane	23	TBC
23 units		
Knowes HA		
Abbeylands Road, Faifley	27 est	TBC
Buybacks/ROTS	32	N/A
59 units		
Dunbritton HA		
Golfhill Drive, Dalmonach	7	MMC - Closed panel timber kit system/factory installed window
Cottage Hospital, Dumbarton	10	TBC
17 units		
Caledonia HA		
Bellsmyre Regeneration Phase 2	33	MMC - closed/partially closed timber frame panels
Bellsmyre Regeneration Phase 3	34	MMC - closed/partially closed timber frame panels
Bellsmyre Regeneration Phase 4	16	MMC - closed/partially closed timber frame panels
Bellsmyre Regeneration Phase 5	28	MMC - closed/partially

		closed timber frame panels
111 units		
Dalmuir Park HA		
Auld St, Dalmuir	32	TBC
Buybacks/ROTS	15	
47 units		

14.2 Reserve Projects

In addition to the projects listed above and designated as priorities, the SHIP contains several additional projects which may be able to be carried out towards the end of the plan period. A number of these projects are quite well advanced. Some have been in receipt of AHSP grant funding and in these cases, there will be a presumption that they will proceed. Slippage in the priority programme may allow some to be brought forward more quickly. These additional projects are as listed below, but these should be considered as tentative, with notional numbers at this stage:

Table 6: Reserve Projects		
Site	Developer	Number of Units - Notional
Artizan Centre, Dumbarton	WDC	TBC
BMQ, Clydebank	WDC	TBC
Cottage Hospital, Dumbarton	Dunbritton HA	8
Dalquhurn Ph 5	Caledonia HA	25
Dalquhurn Ph 6	Caledonia HA	25
Edinbarnet, Faifley	TBC	TBC
Queens Quay Site C	WDC	20
Radnor Park Hotel, Clydebank	WDC	TBC
Sheltered Housing Reprovisioning	WDC	TBC
Skypoint, Faifley	TBC	TBC
Stanford St, Clydebank	Clydebank HA	TBC
Smollet/Dumbaie, Dumbarton	WDC	TBC

- 14.3 WDC operates a very popular “Buy Back” scheme whereby the Council can re - purchase vacant homes which are on the market, to help meet strategic housing objectives. The SHIP proposes an annual quota of 35 properties at a minimum £50K AHSP support rate, giving a spend of £1.75m each year on the Buy Back scheme, or £8.75m over the five-year period. Similarly, the Rental Off

the Shelf (ROTS) scheme will deliver 47 homes at a cost of £2.3m over the plan period.

- 14.4 Excluding the reserve projects, the SHIP shows the delivery of around 649 additional rented homes over the 5-year plan period. The delivery of this ambitious plan will depend upon the ongoing support of our developing RSL partners and generous funding from the Scottish Government.
- 14.5 Our most recent cost monitoring exercise carried out with the Scottish Government indicated that the funding required to deliver the committed and priority projects over the five years of this programme to 2030/31 is currently estimated to be £51.57m. This compares with an estimated Resource Planning Target of £30.63m for the same period, though we expect this figure to rise when details of the multi-year funding are announced. It is normal to over-programme the SHIP to account for fluctuations in the programme. Given the current unknowns about the projects and the funding, the programme is heavily weighted towards the early years of the plan period and will be subject to continuous adjustment.
- 14.6 All projects contained in this SHIP are for social rent, alternative tenure options such as Shared Equity/ Mid-Market Rent will be Caledonia HA have recently converted a proposed shared equity scheme at Dalquhurn back to social rent due to concerns over its viability.
- 14.7 Due to continuing uncertainties over details of some of the proposed projects in the SHIP and the availability of funding, the SHIP will require to show flexibility and be subject to continual monitoring. Monitoring will be carried out through the Council's performance management system and through key structures such as the More Homes Delivery Group, the Strategic Housing Providers Forum, Housing Improvement Board and programme review meetings with the Scottish Government.
- 14.8 The Council has carried out an analysis of potential projects against an objective Prioritisation Scoring Matrix and assessed them accordingly. A number of factors are taken into account including availability of land, type of housing being proposed, compliance with LHS objectives, deliverability and value for money. This analysis has informed this SHIP.
- 14.9 The SHIP scoring matrix contains a longer list of projects which have been brought forward for consideration. These are considered to be reserve projects. If there is slippage, or if additional funding becomes available, some of these projects may be introduced into the programme. We remain open to consideration of other projects which may be presented during the course of this plan period.

15. Construction Methodology and Procurement

- 15.1 Most of the new builds proposed in the SHIP will be delivered through MMC methodology, as have most projects during recent years. We work closely with our construction company partners to consider the most efficient way of delivering our programme.
- 15.2 Unfortunately, one company known for this approach, Modular Connect, went into liquidation mid-contract delaying the completion of our Gilmour Avenue project. Luckily, this project was a small one and it is now nearing completion with an alternative builder.
- 15.3 Table 5 at 14.1 above showing the priority projects for the SHIP gives an indication of the method of construction employed for each project where known.

16. Purchase of Existing Homes through Buyback and ROTS Schemes

- 16.1 The Council's buyback and RSL Rental of the Shelf (ROTS) schemes are vital measures in increasing the supply of affordable homes across West Dunbartonshire. They can supplement the stock generally, contribute to addressing the housing emergency and help address the historic shortage of larger family homes.
- 16.2 We are placing an increasing emphasis on purchasing larger family home of 4 and more bedrooms, although these are less frequently on the market.
- 16.3 There is strong collaboration between the Lead Officer Empty Homes and the Empty Homes Officer, with the latter recommending for purchase suitable properties coming to their attention.
- 16.4 The table below summarises the Council's buyback delivery over the last three years.

Table 7: WDC Buybacks 2022/23 – 2024/25					
Year	Total	Homeless Allocations	Homeless Children Housed	4bedroom and above	Direct Referral by Empty Homes Officer
2022/23	16	5	5	0	3
2023/24	35	21	21	10	5
2024/25	33	17	17	4	4

- 16.5 Two RSLs in West Dunbartonshire, Knowes and Dalmuir Park, are now taking part in the ROTS scheme. We encourage others to do likewise. We know that most of the RSL acquisitions coming through this route are being allocated via Section 5 referrals, an outcome helpful in addressing the homelessness crisis. Numbers for anticipated acquisitions during the period of the SHIP are shown in Table 3 above. We remain open to conversations with RSLs on how ROTS acquisitions can be increased to meet strategic priorities.

17. Gypsy/Traveller Sites

- 17.1 The WDC gypsy/traveller site at Dennystoun Forge, Dumbarton features in the SHIP as a priority project, with a site start due to take place in 2026/27. The project will see the provision of new chalet accommodation to replace the unsatisfactory arrangements currently in place.
- 17.2 WDC welcomes to the mainstreaming of projects of this nature under the AHSP and appreciates the new guidance on the details of how funding will be applied in such projects. It is recognised that there are significant differences from mainstream projects, and this is reflected in the guidance, not least in respect of Scottish Government grant support for decanting costs.
- 17.3 The regeneration of the Dennystoun Forge has been scored a high priority for this SHIP, with a proposed site start during 2026/27. This project has been the subject of intensive consultation with the gypsy/traveller community, with the helpful involvement of MECOPP, the charity in the forefront of helping gypsy /traveller communities achieve quality of life improvements.
- 17.4 There are currently no transit sites within West Dunbartonshire. With a view to informing the forthcoming Local Development Plan, engagement has taken place with the resident gypsy/traveller community on the need for such provision, and it may be the case that funding will be sought for this purpose at a future date.

18. Key Worker Housing Projects

- 18.1 There are no projects currently identified specifically for housing key workers. However, we are aware that consideration may be given to expansion of the Jubilee Hospital in Clydebank which could create future demand for such a project. Projects of this nature may be suited to intermediate /MMR products.
- 18.2 West Dunbartonshire Council has not sought to access the Scottish Government's Affordable Rural Homes for Key Workers Fund in relation to the small part of the authority where this might be eligible. We would give this consideration if any opportunities arose to improve affordable housing options for key workers.

19. Consultation

- 19.1 This SHIP has been prepared in consultation with all RSLs operating in West Dunbartonshire who were approached with a “call for sites” for consideration for inclusion in the programme.
- 19.2 Consultations with the West Dunbartonshire Council Tenants and Residents Organisation (WDTRO,) including a presentation to their Board in October 2025, have evidenced their backing for the Plan. The Council’s More Homes West Dunbartonshire approach has evidenced strong support from council tenants and was recently highlighted as one of the two key future spending priority areas for tenants through the comprehensive tenant satisfaction survey undertaken in late 2024.
- 19.3 The SHIP was the subject of a discussion at the Strategic Housing Providers Forum and subsequent individual meetings took place with potential developing associations in conjunction with the Scottish Government More Homes Division.
- 19.4 The Scottish Government’s More Homes Division, Glasgow and Clyde Team were involved throughout in the preparation of this SHIP.

20. Vacant and Derelict Infrastructure Fund/Regeneration Capital Grant Fund

- 20.1 The Regeneration Capital Grant Fund (RCGF) streamlines the funding previously delivered through the Vacant and Derelict Investment Programme (VDLIP) and RCGF through a single fund to support place-based community-led regeneration
- 20.2 Housing and Planning in West Dunbartonshire work together to maximise access to infrastructure grants to enable new housing development. We were successful in attracting almost £1m from the RCGF which allowed our new build at Pappert to go ahead, overcoming considerable topographical difficulties.

21. Empty and Second Homes Actions

- 21.1 The [West Dunbartonshire Empty Homes Strategy 2024 – 2029](#) was published in November 2024. It contains an action plan outlining the key measures being taken to bring vacant homes into use, including one on the close working arrangement between the Empty Homes Officer and the Buy Back Lead Officer, for example in identifying homes suitable for acquisition for affordable housing, with a total of 12 purchased by WDC over the last 3 years.

- 21.2 As well as bringing empty homes back into use and contributing to addressing housing needs, communities across West Dunbartonshire have seen the benefits brought about by the work done through this strategy, particularly where long-term blights on their neighbourhoods have been resolved. The table below shows the numbers brought back into use over the last three years, and the time they had lain vacant.

Table 8: Empty Homes Brought Back into Use 2022/23 – 2024/25						
Year	Total	6-12 months	1-2 years	2-5 years	5-10 years	10years+
2022/23	25	0	8	10	6	1
2023/24	28	0	3	13	9	3
2024/25	29	0	8	10	8	3
Total	82	0	19	33	23	7

- 21.3 The Empty Homes Officer also works with RSLs across West Dunbartonshire to assist their efforts to bring vacant properties back into use.
- 21.4 Additional council tax income raised from empty, and second homes is currently not ring-fenced to support the provision of affordable housing.

22. Developer Contributions

- 22.1 The Council does not apply S75 arrangements with new housing developers but instead allocates housing sites by tenure, seeking to achieve an appropriate balance. Consequently, there are no Developer Contributions providing support to the programme. It is proposed that this position will be reviewed as part of the new LDP preparation.

23. Constraints to Delivery

- 23.1 Scottish Government guidance indicates that SHIPs should have an emphasis on deliverability. In preparing the SHIP, every effort has been made to take account of any constraints that may affect the delivery of the projects, and this is taken account of in the assessment scoring.
- 23.2 A number of the projects contained in this SHIP are at the early stage of their development and the full issues/constraints are not known at this stage. For example, a number of the projects contained within the SHIP are not at the stage of having Planning consent.

24. Local Authority Assistance in the Delivery of the SHIP

- 24.1 The Council is committed to assist where possible in the delivery of the SHIP projects within the context of the More Homes West Dunbartonshire initiative as outlined in the Local Housing Strategy.
- 24.2 Within the Council, the officers' *More Homes Project Board* monitors the delivery of the new council home element of the programme and will continue to seek to identify additional sites to extend the Council's new build programme, supported by prudential borrowing, the AHSP and the Council's rent pooling strengths. The Council's element of the programme will be carried out in-house by our Housing Service, with the assistance of Corporate Procurement, demonstrating efficiency and best value in the process.
- 24.3 Vacant sites in the Housing Revenue Account, or areas of surplus stock, will generally be available to support the development of social rented housing. The Council has identified a series of Strategic Development sites including former school sites, some of which will be made available for affordable housing projects. Housing will continue work closely with Planning colleagues to ensure an adequate supply of development land to meet the increased targets within the context of the Local Development Plan and Housing Land Audit. In particular, we will engage with Planning colleagues over the housing content of the forthcoming new LDP which is scheduled to be adopted in 2028.

25. Energy Efficiency, Environmental Standards and Sustainability

- 25.1 Local Authorities are among a wide range of public bodies required to meet the duties place on them by the Climate Change (Scotland) Act 2009.¹ In this context, developments arising from the SHIP must take account of the change agenda. New Build developments must contribute to the Single Outcome Agreement local outcome commitment to reduce fuel poverty.
- 25.2 The Council has introduced a pioneering a new higher standard for Council and Housing Association homes being built in West Dunbartonshire. The [West Dunbartonshire Design Standard](#) applies to all new build projects being supported by the Affordable Housing Supply Programme and requires these homes to meet a higher standard than the statutory minimum. New homes constructed under this scheme will achieve at least an Energy Efficiency Rating of B and an Environmental Impact Rating of B. As well as improving energy efficiency, the policy will encourage better external design and internal space standards. The Design Standard was shortlisted for the prestigious Chartered Institute of Housing (Scotland) 2016 National Good Practice Excellence Awards in the category "Excellence in Housing Innovation". The *West Dunbartonshire Design Standard* will be reviewed in 2026 with a view to improving the standard of new affordable housing still further.

- 25.3 West Dunbartonshire Council is part of Scotland's Housing Network, a benchmarking and practice exchange organisation covering over 120 local authorities and RSLs across Scotland, representing almost 90% of the sector's stock. We are engaged with the work the SHN is doing, in partnership with the Scottish Government, on a housing development performance framework for benchmarking of new build projects.
- 25.4 The Council continues to encourage the consideration of district heating systems or other innovative measures which contribute to meeting climate change objectives. For example, the new homes at Queens Quay benefit from the ambitious district heating scheme forming a part of the Clydebank waterfront development.

26. Equalities Issues

- 26.1 West Dunbartonshire Council is committed to delivering good quality services which are underpinned by a clear understanding of Equality and Diversity and to promoting and sustaining equality and inclusion, and equality and diversity principles.
- 26.2 An integrated Equalities impact assessment was carried out which predicted that the Local Housing Strategy would have an overwhelmingly positive impact.

27. Strategic Environmental Assessment

- 27.1 A Strategic Environmental Assessment (SEA) pre-screening report has been carried out in respect of the parent Local Housing Strategy. The Council has determined that a SEA is not required in this instance.

28. Monitoring

- 29.1 Monitoring of progress will be carried out through the Council's performance management system and through key structures such as the Housing Providers Forum, the Housing Improvement Board, the More Homes Project Board and programme review meetings with the Scottish Government. A new SHIP will be submitted annually to the Scottish Government each October and will be the subject of a report to the Housing and Communities Committee.

Annexe A:SHIP Project Template

STRATEGIC HOUSING INVESTMENT PLAN 2026/27 - 2030/31 Priority Projects																																							
Table 1 - AFFORDABLE HOUSING SUPPLY PROGRAMME - Years 1-5 2026/27 -2030/31																																							
West Dunbartonshire Council 26/31																																							
PROJECT	SUB-AREA	PRIORITY	GEOGRAPHIC COORDINATES (EASTING Y-NORTHING)	DEVELOPER	UNITS - TENURE							UNITS - BUILT FORM					UNITS - TYPE					Site Start						Completion						TOTAL AHSP FUNDING REQUIRED					
					Social Rent	Mid Market Rent	LCHO - Shared Equity	LCHO - Shared Ownership	LCHO - Improvement for Sale	PSR	Total Units	Rehab	Off the Shelf	NB	Total Units	GN	Specialist Provision	Type of Specialist Particular Need (if Known)	Total Units by Type	26/27	27/28	2028/29	2029/30	30/31	TOTAL SITE STARTS OVER PERIOD OF SHIP	2026/27	2027/28	2028/29	2029/30	2030/31	TOTAL COMPLETIONS OVER PERIOD OF SHIP	2026/27	2027/28		2028/29	29/30	30/31		
Bellismyre Regeneration Phase 2	Dumbarton/Vale	High	X240580 Y676894	Caledonia HA	33							33			33	33	3	Wheelchair		33	33						33			33				3.094	1.031				4.125
Bank St	Dumbarton/Vale	High		Council	22							22			22			Older People	22								0	22				22	1.000					1.000	
West Thomson St	Clydebank	High		Council	42							42			42	25	17	Sheltered Housing Reprovisioning	42								0		42			42	2.000	3.000				5.000	
Bonhill Gap Sites	Dumbarton/Vale	High		Council	28							28			28	28	24	4	Wheelchair	28							0	28				28						0.000	
Golfhill Drive	Dumbarton/Vale	High		Dunbritton HA	7							7			7	7	6	1	Wheelchair	7							0	7				7	0.45					0.450	
Dennystoun Forge	Dumbarton/Vale	High		Council	20							20		20	20		20	Gypsy/Traveller	20	20							20		20			20	2.400					2.400	
Ottowa Cres	Clydebank	High		Council	21							21			21	21		Older People	21	21							21		21			21		2.520				2.520	
Abbeylands Road	Clydebank	High		KnowwestHA	27							27			27	27	24	3	Wheelchair	27	27						27		14	13		27		1.620	1.620			3.240	
Silverton	Dumbarton/Vale	High		Council	10							10			10	10	8	2	Wheelchair	10			10				10			10			10		1.200			1.200	
28 Bridge St	Dumbarton/Vale	High		Council	6							6	6		6		6	YP Leaving Care	6	6	6					6		6			6	0.720					0.720		
Bellismyre Regeneration Phase 3	Dumbarton/Vale	High	X240580 Y676894	Caledonia HA	34							34			34	34	30	4	Wheelchair	34				34			34				34		3.000	1.125				4.125	
Bellismyre Regeneration Phase 4	Dumbarton/Vale	Medium	X240580 Y676894	Caledonia HA	16							16			16	16	14	2	Wheelchair	16				16			16					16		2.000				2.000	
Bellismyre Regeneration Phase 5	Dumbarton/Vale	High	X240580 Y676894	Caledonia HA	28							28			28	28	25	3	Wheelchair	28					28							0				2.500	1.000		3.500
Dumbain Road	Dumbarton/Vale	Medium		Loretto HA	23							23			23	23	19	4	Wheelchair	23		23				23			23			23			1.380	1.380		2.760	
Auld St	Clydebank	Medium		Dalmuir Park	32							32			32	28	4	Wheelchair	32	32						32		16	16			32	1.920	1.920				3.840	
O'Hare	Dumbarton/Vale	Medium		Council	6							6			6	6	6			6	6					6			6			6	0.528					0.528	
Queen Mary Ave	Clydebank	High		Council	16							16			16	16	12	4	Wheelchair	16	16					16		16				16	0.600					0.600	
Willow Park Ph 2	Dumbarton/Vale	High		Council	21							21			21	21	21	Older People	21		21					21			21			21	0.500	2.020				2.520	
RSL ROTs	All	High		Knowwest/DPHA	47							47		47	47	47				47	10	10	10	10	7	47	10	10	10	10	7	47	0.500	0.500	0.500	0.500	0.300		2.300
Council Buybacks	All	High		Council	175							175		175	175	175				175	35	35	35	35	35	175	35	35	35	35	35	175	1.750	1.750	1.750	1.750		8.750	
Total					614							614	6	242	334	614	473	141		614	200	105	79	61	70	515	102	180	167	45	92	586	14.740	16.081	9.575	6.130	3.050	51.576	

Table 2 - HOUSING INFRASTRUCTURE FUND (HIF) PROJECTS

Note: Projects should be entered as either Grant or Loan - Any which state a mixed category e.g. Grant/Loan or Grant or Loan will not be considered

TABLE 2.1 - GRANT PROJECTS

PROJECT	PRIORITY Low / Medium / High	GEOGRAPHIC COORDINATES (EASTING NORTHING)	APPLICANT	PLANNING STATUS OUTLINE MASTERPLAN FULL CONSENT IN PLACE (Y/N)	DOES APPLICANT OWN OR HAVE POTENTIAL TO OWN THE SITE (Y/N)	CURRENT SITE OWNER	BRIEF DESCRIPTION OF WORKS FOR WHICH INFRASTRUCTURE FUNDING IS SOUGHT (PROVIDE WORK HEADINGS - DO NOT INSERT "INFRASTRUCTURE WORKS")	IS PROJECT LINKED TO DIRECT PROVISION OF AFFORDABLE HOUSING? (Y/N)	AFFORDABLE HOUSING UNITS DIRECTLY PROVIDED BY INFRASTRUCTURE FUNDING - BY ESTIMATED COMPLETION DATE																HIF GRANT FUNDING REQUIRED				POTENTIAL ADDITIONAL CAPACITY - UNITS NOT DIRECTLY FUNDED BUT UNLOCKED BY INFRASTRUCTURE FUNDING	
									AFFORDABLE		AFFORDABLE		MARKET		MARKET		PRIVATE RENT		PRIVATE		TOTAL HIF GRANT FUNDING REQUIRED		UNITS - POTENTIAL ADDITIONAL CAPACITY IN OTHER LATER PHASES OR OTHER SITES		THROUGH AFFORDABLE / MARKET PRIVATE RENTED					
North Moulton, Cyclesland	Medium	X24784 Y872117	WDC	Masterplan	Y	WDC	Steeply sloping site requires major substructure intervention.	Y				0							0						0.000					
Carlisle, Gahnel	Low	X24702 Y871781	WDC	N	N	Not Known	Ex industrial site requiring significant remediation.	Y				0							0						0.000					
												0							0						0.000					
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Table 3 - POTENTIAL HIF AFFORDABLE HOUSING PROJECTS WHICH MAY BE DEVELOPED FOLLOWING HIF INVESTMENT

LOCAL AUTHORITY:

[illegible]

TABLE 5.1: COUNCIL TAX ON SECOND AND EMPTY HOMES(£0.000M)

	TAX RAISED OR IN HAND	TAX USED TO SUPPORT AFFORDABLE HOUSING	TAX CARRIED FORWARD TO SUBSEQUENT YEARS			
PRE - 2026/27						
2026/27			0.000			
2027/28			0.000			

TABLE 5.2: DEVELOPER CONTRIBUTIONS (£0.000M)

	SUMS			UNITS		
	RAISED OR IN HAND	USED TO ASSIST HOUSING	SUM CARRIED FORWARD TO SUBSEQUENT YEARS	AFFORDABLE UNITS FULLY FUNDED FROM CONTRIBUTIONS	UNITS PARTIALLY ASSISTED FROM CONTRIBUTIONS	UNITS TOTAL
PRE - 2026/27						
2026/27			0.000			0
2027/28			0.000			0