



City Chambers
DUNDEE
DD1 3BY

20th October, 2026

Dear Colleague

I refer to the agenda of business issued in relation to the MEETING of the **NEIGHBOURHOOD, HOUSING AND COMMUNITIES COMMITTEE** to be held in the Council Chamber, City Chambers, City Square, Dundee and also to be held remotely on Monday 26th October, 2026, and now enclose the undernoted item of business which was not received at the time of issue.

Yours faithfully

GREGORY COLGAN

Chief Executive

AGENDA OF BUSINESS

10 SOURCING STRATEGY AND PROPOSED TENDER AWARD FOR THE PROCUREMENT OF WORKS TO CARRY OUT ROOF REMEDIATION WORKS

(Report No 247-2026 by the Executive Directors of Neighbourhood Services and City Development, copy attached). - **Page 3**

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ITEM No ...10.....

REPORT TO: NEIGHBOURHOOD, HOUSING AND COMMUNITIES COMMITTEE – 26 OCTOBER 2026

REPORT ON: SOURCING STRATEGY AND PROPOSED TENDER AWARD FOR THE PROCUREMENT OF WORKS TO CARRY OUT ROOF REMEDIATION WORKS

REPORT BY: EXECUTIVE DIRECTORS OF NEIGHBOURHOOD SERVICES AND CITY DEVELOPMENT

REPORT NO: 247-2026

1. PURPOSE OF REPORT

- 1.1 The purpose of this report is to provide Committee with an update on the current position in relation to the review of working practices on roofs installed by OVO (S) Energy Solutions Limited (formerly known as SSE Energy Solutions Ltd for any works prior to 16 January 2020 and hereinafter referred to as OVO).
- 1.2 This includes rectification work to an initial phase of fifty-one roofs and the continued engagement between Dundee City Council and OVO.
- 1.3 The Sourcing Strategy and proposed tender award process to progress the necessary rectifications and ongoing maintenance through an appropriate procurement route are noted in Section 6 of this report.

2. RECOMMENDATIONS

- 2.1 It is recommended that the Committee: -
 - a. Note the information in this report.
 - b. Approve the sourcing strategy and proposed route to market as outlined in this report in compliance with the Public Contracts (Scotland) Regulations 2015.
 - c. Agrees that the Executive Directors of Neighbourhood Services and City Development award contracts on the basis of the most economically advantageous tender to the successful contractor and within the overall cost estimated in Section 3. Elected members will be notified thereafter of the scheduled works and the period that the works will be undertaken.

3. FINANCIAL IMPLICATIONS

- 3.1 The outcome of the mini-competition exercise for the second phase of works is anticipated to be in the region of £4.0m.
- 3.2 The Executive Director of Corporate Services has confirmed these costs can be met in from the approved Capital Plan 2026-31. The estimated costs of £2.00m per annum will be funded in years 2027/28 to 2031/32 from the Capital Plan 2026-2030, Build Resilient and Empowered Communities, Housing, HRA Element, Free From Serious Disrepair section of the approved plan. Any amounts that are unable to be contained within the above specific budget will require to be contained by reprioritising other expenditure and further details of this will be reported to members either as part of the capital monitoring process and through future reviews of the Capital Plan.

4. BACKGROUND

- 4.1 In 2015, the British Standard (BS) covering the installation of roof tiles (BS5534:2014) was revised to reflect the increasing frequency of wind events in the UK. One of the significant

changes was for increased numbers of tile fixings to be incorporated into both new build and replacement roofs to ensure long term durability of the roof tiles.

- 4.2 Dundee City Council undertook a review in respect of roofing works carried out by Construction Services between 2015 – 2019 and reported the findings to the Policy and Resources Committee on 22 November 2021, Report No 335-2021. The subsequent actions and engagement since this report are set out from Pt 4.7 - 4.23 and Section 5.
- 4.3 Section 5.4.5 of the same report highlighted that “in the interest of completeness, the Council is currently engaged with the principal contractor who undertook re-roofing works as part of the Housing External Wall Insulation programme during the period under consideration. The results of this engagement will be reported back to Committee in due course.”
- 4.4 In addition to the roofing programme delivered by Construction Services, the Housing Service commissioned a roof replacement programme directly with OVO between 2015 and 2020 as part of a wider HEEPS: ABS and ECO funded energy efficiency programme for External Wall Insulation. Bringing the roof replacement works and External Wall Insulation programme together was intended to secure economies of scale, improve the overall financial viability of the investment, and support coordinated delivery across the affected developments. The programme consisted of roof replacements in the developments detailed at Appendix 1.
- 4.5 Dundee City Council engaged with utility companies to identify funding to support energy efficiency improvements to its properties. The funding model largely enabled owner occupier costs for these type of projects to be supported through HEEPS: ABS funding, while utility companies secured ECO funding to support the overall financial viability of the project. This allowed the Council to fund improvements to Council-owned housing to meet the Scottish Housing Quality Standard, which may not have been achievable had the Council required to fund the programme in full.
- 4.6 The works were included within a Project Delivery Agreement drafted by OVO. The project was procured on the basis of a bespoke design and build arrangement through the direct appointment of the utility company. This meant that key delivery responsibilities sat with OVO, including securing and managing all necessary permissions and statutory approvals, ensuring compliance with planning and Building Standards. In addition, they were responsible for managing the quality of the works delivered through its appointed contractors. As a result, the project delivery was the responsibility of OVO to discharge its contractual, technical and quality assurance responsibilities.
- 4.7 Following the November 2021 Committee report, Design & Property Architectural Services were appointed in conjunction with Construction Services, to carry out physical inspections of OVO roofing installations across a sample selection of archetypes at 20 locations across the city in January 2022. Representatives from OVO and their independent roofing expert were also present during the survey of these roofs which required safe access via scaffolding to allow for these to be complete.
- 4.8 The findings from the surveys demonstrated that the inspected locations on the roofs were not compliant with BS 5534:2014, to varying degrees, . There was no consistent pattern identified across and within the different roofing sub-contractors engaged by OVO.
- 4.9 In addition to BS5534:2014 compliance, workmanship issues requiring rectification were observed, particularly associated with rainwater goods.
- 4.10 There is currently no evidence that the roofs requiring remediation present a safety issue whilst the roofs have withstood high winds and extreme weather since installation. Therefore, as the current fixing methodology does not fully meet the long-term durability requirements of the relevant British Standard (BS5534) and there has been identified workmanship issues, the roofs require to be remediated. To date where there have been isolated urgent repairs, these have been addressed.

- 4.11 The findings from the surveys were shared with OVO May 2022. Several meetings were held between senior officers from Dundee City Council and OVO between June 2022 to August 2024. These meetings discussed the findings and remediation required with OVO.
- 4.12 Although OVO did not accept liability on the basis that compliance with BS5534 was not an explicit requirement under the original conditions of contract, they did indicate a willingness to carry out remediation works, starting with the Polepark development, as a 'gesture of goodwill'.
- 4.13 OVO's legal representatives drafted a proposed 'Settlement Agreement' and associated 'Delivery Agreement' to govern the remediation works. The proposals were not acceptable to Council Officers. They did not provide the Council with sufficient control over the scope, quality or oversight of the works, nor did they give the Council adequate recourse to require defective or unsatisfactory works to be corrected, including through an appropriate defects' liability period. Given that the need for remediation arose from works previously delivered under OVO's arrangements, officers considered this position unacceptable and not in the Council's interests.
- 4.14 At a meeting between DCC representatives March 2024, OVO were again tasked to formulate a contract agreement which suitably protected the interests of DCC. It was also communicated that a suitable financial settlement from OVO to DCC, which would allow the works to be undertaken fully under DCC control, might be considered as an alternative.
- 4.15 At a further meeting between OVO and DCC officers July 2024, OVO personnel informed DCC representatives that OVO (S) Energy Solutions Ltd. was not progressing any new contracts, and that by March 2025 OVO (S) Energy Solutions Ltd. would be closed down.
- 4.16 Neighbourhood Services subsequently met with OVO Energy Solutions Ltd representatives August 2024. They confirmed that OVO Energy Solutions Ltd was ceasing operation. They stated that they would not be progressing with roof rectification works and that there was no acceptance of any liability for these works.
- 4.17 In September 2024 officers commenced a review of the programme of properties requiring remediation and at this time identified the requirement to remove existing wood fibre sarking board at 51 blocks consisting of 306 properties, (266 DCC tenanted, and 40 owner-occupied) in Douglas & Angus. This review subsequently concluded that this presented a fire risk following onsite inspections throughout January and February 2025. A formal Domestic Fire Risk Assessment (FRA) was carried out in April 2025 by specialist contractor Buro Happold to assess the risk posed by combustible wood fibre sarking board in the attic roof spaces in blocks in the Douglas & Angus Orlits, and Douglas & Angus 2nd and 6th developments.
- 4.18 The key finding of the FRA report was that the presence of combustible fibreboard spanning separating walls poses significant fire safety risks, including potential fire spread between flats. It detailed a number of possible approaches to mitigating risk ranging from managing fire risk through working with tenants to deter the use of attic spaces for storage, through to complete replacement of the combustible fibreboard with non-combustible materials.
- 4.19 Following an assessment of the report's findings, it was proposed that the Council should proceed with the option of full roof replacement at the earliest opportunity to ensure that this identified fire risk is completely removed, and ensure roofs are compliant with all relevant standards.
- 4.20 Officers continued to communicate with OVO to share any information that maybe relevant throughout the remainder of 2025. Officers shared with OVO the findings relating to the fifty-one roofs requiring remediation, together with the wider concerns already identified and communicated to them through the review of roofing works across the broader programme. This included continued correspondence and a formal meeting on 16 September 2025 at which senior officers sought OVO support in relation to remediation and invited the company to confirm whether it would make any practical or financial contribution towards the works

required. Although the matter was subsequently escalated by the Council to the most senior officer level within OVO, no commitment was received in respect of liability, funding support, or delivery of remedial action.

- 4.21 Works are continuing and at the time of writing there are 0 blocks outstanding with 21 blocks ongoing and 30 complete. The programme is due to be complete in December 2026.
- 4.22 In terms of the remainder of the developments where roofing work was carried out by OVO, the remediation works relate to BS5534 compliance and to rectify poor workmanship, ensuring compliance with all relevant standards.

Delivery Review

- 4.23 As part of the Council's response to historic Building Warrant compliance issues associated with earlier External Wall Insulation (EWI) programmes, an Internal Audit review was commissioned to examine both the circumstances surrounding these issues and the adequacy of current governance, project management and statutory compliance arrangements associated to Housing Capital Projects.
- 4.24 The findings of the review were subsequently reported to the Scrutiny and Audit Committee on June 2026 (Article VI, Report No. 108-2026). The review identified a number of opportunities to further strengthen governance, project delivery and compliance arrangements and made recommendations in relation to roles and responsibilities, project oversight, monitoring, and assurance processes.
- 4.25 In response, the Council has implemented a comprehensive programme of improvement actions which have now been embedded within current operational arrangements. These include the formal appointment of appropriately qualified technical officers through Service Level Agreements between Housing and Design & Property Services; the establishment of clear governance arrangements for Building Warrant applications, statutory approvals and certification processes; strengthened project management, reporting and action-tracking arrangements; enhanced contract management and technical oversight for externally delivered projects; and the development of corporate monitoring systems to track Building Warrant and Completion Certificate status across the housing estate.
- 4.26 The Council has also established cross-service governance arrangements involving Housing, Design & Property Services and Building Standards to review historic compliance documentation, verify available records and progress outstanding certification requirements where appropriate.
- 4.27 The Internal Audit review concluded that the Council's current arrangements for ensuring compliance with Building Regulations and associated statutory requirements provide Substantial Assurance. The review recognised that the control environment now incorporates clearly defined responsibilities, documented procedures, compliance monitoring arrangements, and independent assurance through the Design & Property Services Quality Management System. The audit also noted that Design & Property Services operate within an externally accredited management system, subject to regular independent review and certification, which incorporates statutory compliance checks, Building Warrant processes and project stage approvals throughout project delivery.
- 4.28 Accordingly, whilst historic compliance issues have required significant investigation and remediation, Officers are satisfied that robust governance, assurance, and compliance arrangements are now in place to support the delivery of current and future housing investment programmes.

5.0 DUNDEE CITY COUNCIL AND OVO ENERGY ENGAGEMENT

- 5.1 The Council has continued to engage with OVO on the historic roofing works and the associated need for remediation. This engagement has been led at senior officer level and has included formal meetings, written correspondence, the sharing of technical and property information,

and follow-up correspondence seeking clarity on OVO's position and proposed next steps. This has ensured that the Council's approach has remained transparent, proactive and based on the available evidence.

- 5.2 A formal meeting was held on 16 September 2025 between senior officers of Dundee City Council and representatives of OVO. The meeting provided an opportunity for the Council to set out its assessment of the defects and compliance issues arising from the roofing works, including the expectation that the works should meet the relevant standards, including BS5534. The Council also sought OVO's position on liability, remediation, any potential contribution to costs, and the route through which matters could be progressed. Following the meeting, OVO advised that it would review the information provided and respond. The Council subsequently issued further supporting documentation, including technical reports and property information, and offered further engagement to help progress the matter.
- 5.3 The engagement with OVO focused on four main areas: the requirement for the roofing works to meet recognised standards; the defects and areas of non-compliance identified across affected properties; the Council's position that remediation costs should not fall to the Council and that contractual, commercial or alternative solutions should be explored; and the need to confirm the affected addresses, the scale and sequencing of the works, and the governance and escalation arrangements required between both organisations.
- 5.4 Following the September 2025 meeting, the Council continued to pursue a response through further correspondence and escalation. This included written requests for updates on OVO's position, offers to meet again to agree a practical way forward, and requests for clear timescales and defined next steps. Correspondence from the Chief Executive, Executive Director of Neighbourhood Services and the Head of Housing, Construction and Communities between September 2025 and February 2026 records the Council's repeated efforts to secure meaningful engagement. Despite these efforts, responses remained outstanding or lacked the substance required to progress matters.
- 5.5 On 23 September 2026, Officers wrote further to OVO, providing the draft Committee report and seeking its formal response. OVO responded on 12 October 2026. In its response, OVO disputed the report's characterisation of the roofing works as defective or requiring rectification for poor workmanship and maintained that the proposed works represented an upgrade to current standards. OVO also challenged the description and conclusions of the January 2022 inspections, stating that these were limited in scope and did not establish that all roofs were non-compliant with BS 5534:2014. OVO stated that it had addressed workmanship matters brought to its attention where required under its contracts; maintained that compliance with BS 5534 was not an express contractual requirement and; disputed the Council's account of the breakdown of earlier discussions. OVO did not accept liability for, or offer to undertake, fund or contribute towards, the proposed remediation works. A further discussion was held with senior officers from Dundee City Council and a representative from OVO on the 20 October 2026 which concluded no change to OVO's position.
- 5.6 Despite sustained engagement by Council Officers, OVO has not provided a formal commitment accepting liability, agreeing to fund or contribute to remediation costs, or setting out a defined programme to address the roofing issues identified. Officers consider this position to be unsatisfactory, particularly given the defects identified, and the need for remediation to be progressed. Officers have therefore taken a clear, proportionate and evidence-led approach to engagement; however, in the absence of a constructive resolution from OVO, it is now necessary to pursue alternative routes to protect tenants, maintain public safety and safeguard the Council's interests.

6.0 DETAILS OF THE PROJECT BEING COMMISSIONED

- 6.1 The project being commissioned is for the procurement of roof remediation works to address defects and non-compliance identified in roof replacement works previously delivered by OVO across the Council housing estate. The works will include the rectification of poor workmanship,

replacement or repair of defective roof elements, and any associated works required to ensure compliance with relevant technical standards, including BS 5534, and to protect the long-term condition and safety of the affected properties.

7.0 SOURCING STRATEGY SUMMARY

- 7.1 Available procurement routes have been reviewed, including existing national and sector frameworks such as Scotland Excel and the Scottish Procurement Alliance. Findings have demonstrated that the most advantageous route is a mini competition utilising Scottish Procurement Alliance RS5 Framework-Roofing Systems and Associated Works Workstreams 4- Pitched Roofing & Workstream 5 mixed roofing for the Area Eastern Scotland.

This has been determined through the available contractor resource in addition to ability to deliver the proposals.

- 7.2 Community Benefits - Dundee City Council is committed to securing maximum economic and social benefit from its capital & revenue programmes. In line with the Dundee City Council Community Benefits Policy the Community Benefits will be calculated based on the agreed award sum. This provides potential opportunities for local employers and development of the workforce including apprentices.
- 7.3 The project Community Benefit requirements will continue to be monitored by the Community Wealth Building coordinator and reported within the Annual Procurement Report.

8.0 RISK ANALYSIS

- 8.1 There are four standard risks in any procurement and for public sector regulated procurement, a fifth is added, that of the procurement exercise itself breaching the public contract regulations and leaving the Council open to a legal challenge.

Sourcing Strategy Key Risk Table

Description of Risk	Actions to be taken to manage Risk
Commercial Risk – That either the price objectives are not achieved up front or there are other costs that arise during the contract and diminish the overall benefits.	A bill of quantities and drawing package will be provided with clear specification and form of contract supporting effective cost control.
Technical Risk – This concerns the difficulty in being able to specify the desired outcome and on the market being unable to deliver to the specification	Supplier accreditation will be assessed within the quality criteria
Performance Risk – This concerns the ability of suppliers to perform consistently over the life of the contract to deliver the planned benefits	Health and Safety on site will be managed by the contractor and monitored by the contract administrator and the CDM PD. Clear spec and form of contract support effective contract management.
Contractual Risk – Being able to remedy the 's shortcomings in the contractor's performance without severely damaging the contract and about avoiding reliance on the contracted supplier as the contract develops.	Realistic programme. Regular progress meetings and reporting managed by contract owner. Clear spec and form of contract support effective contract management.
Procurement Risk – where a procurement is found unsound in law, through the public procurement rules	The procurement will be carried out in accordance with the public contracts (Scotland) regulations 2015.

9.0 POLICY IMPLICATIONS

- 9.1 This report has been subject to the Pre-IIA Screening Tool and does not make any recommendations for change to strategy, policy, procedures, services, or funding and so has not been subject to an Integrated Impact Assessment. An appropriate Senior Manager has reviewed and agreed with this assessment.

10.0 CONSULTATIONS

- 10.1 The Council Leadership Team has been consulted in the preparation of this report.

11.0 BACKGROUND PAPERS

- 11.1 None.

Tony Boyle
Executive Director of Neighbourhood Services

Robin Presswood
Executive Director of City Development

Dundee City Council
Dundee House, Dundee

RP/TB/NM/LB

20 October 2026

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APPENDIX 1

Developments:

Development	Project Name	Block Type	Blocks	Properties	DCC	Private
Douglas & Angus 2nd (1st section)	Douglas & Angus Orlits	3-Storey tenement	6	36	32	4
Douglas & Angus 2nd (3rd Section)	Douglas & Angus No Fines	3-Storey tenement	22	132	113	19
Douglas & Angus 6th	Douglas & Angus 6th	3-Storey tenement	23	138	121	17
Mid Craigie 2nd	Mid Craigie 2nd	2-Storey terraced and 4-in-a-block	4-7 blocks 4 terraced	75	61	14
Arklay Street 2nd	Arklay Street 2nd	3-Storey tenement	66	396	225	171
St Marys 8th	St Marys 8th Phases 1 & 2	3-Storey tenement	7	42	42	0
Arklay Street 1st	Arklay Street 1st, Fairbairn & Wolesley	3-Storey tenement	18	108	63	45
Marshall Street	Lochee & Tullideph	3-Storey tenement	7	42	23	19
Graham Street 2nd	Graham Street 2nd Scheme 3a	4-in-a-block	23	92	29	63
Graham Street 2nd	Graham Street 2nd Scheme 3b	4-in-a-block	9	36	18	18
Polepark	Polepark Phases 1-3	3-Storey tenement	8	48	22	26

Law Crescent	Law Crescent	4-in-a-close	35	140	71	69
Stirling Park	Stirling Park	4-in-a-block	1	4	4	0
Total			232 blocks 4 terraces	1289	824	465



City Chambers
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20th October, 2026

Dear Colleague

I refer to the agenda of business issued in relation to the MEETING of the **NEIGHBOURHOOD, HOUSING AND COMMUNITIES COMMITTEE** to be held in the Council Chamber, City Chambers, City Square, Dundee and also to be held remotely on Monday 26th October, 2026, and now enclose the undernoted item of business which was not received at the time of issue.

Yours faithfully

GREGORY COLGAN

Chief Executive

AGENDA OF BUSINESS

9 TENDER RECEIVED BY EXECUTIVE DIRECTOR OF NEIGHBOURHOOD SERVICES

(Report No 211-2026 by the Executive Director of Neighbourhood Services, copy attached). – **Page 3**

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ITEM No ...9.....

**REPORT TO: NEIGHBOURHOOD, HOUSING AND COMMUNITIES COMMITTEE –
26 OCTOBER 2026**

**REPORT ON: TENDER RECEIVED BY EXECUTIVE DIRECTOR OF NEIGHBOURHOOD
SERVICES**

REPORT BY: EXECUTIVE DIRECTOR OF NEIGHBOURHOOD SERVICES

REPORT NO: 211-2026

1 PURPOSE OF REPORT

- 1.1 The purpose of this report is to provide details of the outcome of a procurement process and seek approval of a contract award for a 100% Housing Stock Condition Survey.

2 RECOMMENDATION

- 2.1 It is recommended that the Committee:
- 2.2 notes the information in this report and
- 2.3 approves the tender award to Hardies LLP as outlined in Section 6 of this report, in compliance with the Public Contracts (Scotland) Regulations 2015.
- 2.4 It is recommended that the contract award is made to Hardies LLP for the period of 2 years with the option to utilise the extension options.

3 FINANCIAL IMPLICATIONS

- 3.1 The approval of this award would result in estimated costs of £1,141,410 over the period of contract (including any optional extension period).
- 3.2 The Executive Director of Corporate Services has confirmed these costs would be met from the Housing Revenue Account and provision for these costs is already included within the approved Revenue Budget 2026/27 - 2028/29

4 BACKGROUND

- 4.1 The Councils Standing Orders and Schemes of Administration for Financial Regulations, Tender Procedures and Delegation of Powers to Officers were previously approved by elected members (Article V of the minute of meeting of the City Governance Committee of 22 September 2025, Report 293-2025 refers). This document includes the arrangements for procurement, and within Schedule 1 of the Contract Standing Orders, this includes a requirement that when proposing to enter into contracts in excess of £0.300m, then approval must be given by elected members. The details of the proposed contract together with how this contract has been procured along with any other wider benefits to the Council are set out within this report.

5 DETAILS OF THE PROJECT BEING COMMISSIONED

- 5.1 The contract comprises the survey of 100% of the 12,645 social housing properties and the external and internal structures (including common parts) owned and managed by Dundee City Council to provide current Scottish Housing Quality Standards (SHQS) data, current Energy Performance Certificate (EPC) data, and capture major component data including remaining lifespan. This will be used to inform Housing Asset Management and future planned maintenance and capital programmes. The fixed price contract is for a period of two years with the option to extend to capture non-access from years one and two.
- 5.2 Market Considerations – The tender was scored on a 60/40 price/quality matrix.
- 5.3 Community Benefits are as detailed in the sourcing strategy.

6 SOURCING STRATEGY SUMMARY

- 6.1 The procurement route was an open tender through Public Contracts Scotland, procured in accordance with the Public Contracts (Scotland) Regulations 2015.
- 6.2 The benefits from the contract are to update the asset information held by housing to allow funding and investment to targeted properties. As part of their tender submission, Hardies demonstrated a commitment to delivering community benefits through support for local employability and skills development initiatives, the engagement of local supply chain partners where appropriate, and participation in community volunteering activities within Dundee and the surrounding area.

7 POLICY IMPLICATIONS

- 7.1 This report has been subject to the Pre-IIA Screening Tool and does not make any recommendations for change to strategy, policy, procedures or funding and so has not been subject to an Integrated Impact Assessment. An appropriate senior manager has reviewed and agreed with this assessment.

8 CONSULTATION

- 8.1 The Council Leadership Team were consulted in the preparation of this report.

9 BACKGROUND PAPERS

- 9.1 Sourcing Strategy for 100% Housing Stock Condition Survey [187-2025](#)

Tony Boyle
Executive Director of Neighbourhood Services

12 September 2026



City Chambers
DUNDEE
DD1 3BY

16th October, 2026

Dear Colleague

You are requested to attend a MEETING of the **NEIGHBOURHOOD, HOUSING AND COMMUNITIES COMMITTEE** to be held in the Council Chamber, City Chambers, City Square, Dundee and also to be held remotely on Monday 26th October 2026, to follow the meeting of the Children and Families Committee called for 5.00pm.

The meeting will be livestreamed to YouTube. Members of the Press or Public wishing to join the meeting as observers should follow this link www.dundee.gov.uk/live or alternatively they may attend in person.

Should you require any further information please contact Committee Services on telephone (01382) 434228 or by email at committee.services@dundee.gov.uk.

Yours faithfully

GREGORY COLGAN

Chief Executive

AGENDA OF BUSINESS

1 DECLARATION OF INTEREST

Members are reminded that, in terms of The Councillors Code, it is their responsibility to make decisions about whether to declare an interest in any item on this agenda and whether to take part in any discussions or voting.

This will include all interests, whether or not entered on your Register of Interests, which would reasonably be regarded as so significant that they are likely to prejudice your discussion or decision making.

2 HOUSING EMERGENCY

This Item has been placed on the Agenda at the request of Councillor Flynn who will ask that the Committee agrees that responsibility for the oversight and monitoring of matters relating to the Housing Emergency shall be discharged through the established governance arrangements of the Neighbourhood Services, Housing and Communities Committee and further that the Housing Best Value Review Group be dissolved, having fulfilled the purpose for which it was established, with the Committee recording its thanks for the contribution of its members and supporting officers.

3 REINFORCED AUTOCLAVED AERATED CONCRETE – CITYWIDE REMEDIATION - Page 3

(Joint Report No 212-2026 by the Executive Director of Neighbourhood Services and Executive Director of City Development, copy attached).

4 RAPID REHOUSING TRANSITION PLAN (RRTP) - REVIEW OF 2025/26 - Page 21

(Report No 210-2026 by the Executive Director of Neighbourhood Services, copy attached).

5 REGULATION OF SOCIAL HOUSING IN SCOTLAND – ANNUAL ASSURANCE STATEMENT - Page 59

(Report No 234-2026 by the Executive Director of Neighbourhood Services, copy attached).

6 DUNDEE STRATEGIC HOUSING INVESTMENT PLAN 2027-2032 - Page 67

(Report No 236-2026 by the Executive Director of Neighbourhood Services, copy attached).

7 REVIEW OF RENTS AND OTHER HOUSING CHARGES - Page 89

(Report No 233-2026 by the Executive Director of Neighbourhood Services, copy attached).

8 SOURCING STRATEGY AND PROPOSED TENDER AWARD FOR THE PROCUREMENT OF WORKS TO CARRY OUT REPAIRS AND MAINTENANCE TO HOUSING LOW RISE EWI INSTALLATIONS - Page 103

(Joint Report No 237-2026 by the Executive Director of Neighbourhood Services and Executive Director of City Development, copy attached).

ITEM No ...3.....

REPORT TO: NEIGHBOURHOOD, HOUSING AND COMMUNITIES COMMITTEE –
26 OCTOBER 2026

REPORT ON: REINFORCED AUTOCLAVED AERATED CONCRETE – CITYWIDE
REMEDICATION

REPORT BY: EXECUTIVE DIRECTORS OF NEIGHBOURHOOD SERVICES AND CITY
DEVELOPMENT

REPORT NO: 212-2026

1 PURPOSE OF REPORT

- 1.1 The purpose of this report is to provide an update on the pilot repairs undertaken to Reinforced Autoclaved Aerated Concrete (RAAC) housing in Dundee and provide recommendations for a citywide programme of remediation.

2 RECOMMENDATIONS

- 2.1 It is recommended that Committee:
- 2.2 Notes the findings of the options appraisal and pilot repairs review, including the options considered, and approves in principle the adoption of the fully supported remediation approach for the Council's RAAC-affected Housing portfolio as outlined within sections 5 and 6 of this report.
- 2.3 Approves that the contract for Phase 1 RAAC Remediation be awarded to Morrison Construction as a direct award (as outlined in Section 7 of this report), in compliance with the Public Contracts (Scotland) Regulations 2015.
- 2.4 Notes that owner support arrangements comprise dedicated information on the Council website, direct communication, and signposting to appropriate services, including Council Advice Services and other independent support agencies, in relation to affordability, mortgages, insurance and wider housing advice.
- 2.5 Notes that Officers have engaged with the Scottish Government on the proposed RAAC programme and options considered and requested full funding support for all affected tenants and owners. The Scottish Government has confirmed that no additional funding is currently available. Officers will continue to pursue future funding opportunities or flexibilities, with any material changes reported to Committee.
- 2.6 Notes that the programme will therefore proceed on the funding model set out in this report. Officers remain of the view that RAAC remediation support for tenants and private owners should be fully funded through a bespoke national arrangement, or through an enhanced Private Sector Housing Grant/Scheme of Assistance mechanism. Committee is asked to endorse this position and to note that, without further support, private owner participation and delivery in mixed-tenure blocks will remain constrained.

3 FINANCIAL IMPLICATIONS

- 3.1 The Executive Director of Corporate Services has confirmed the agreement of these recommendations will result in additional recurring revenue costs over the programme of £843,000 for the Housing Revenue Account. The costs for 2026/27 of £122,100 will require to be included in the Housing Revenue Budget 2026/27 and future costs will require to be included in future years as part of the budget setting process.

- 3.2 The Executive Director of Corporate Services has confirmed the capital costs for Phase 1 of £1.86m can be met from the Capital Plan 2026-2030, Build Resilient and Empowered Communities, Housing, HRA Element, Free From Serious Disrepair section of the approved plan. The total remediation costs of £20.810m will be incorporated in the next review of the Housing Capital Plan.
- 3.3 Remediation costs associated with privately owned properties within blocks that have a Council interest will be recharged where appropriate. Officers within Dundee City Council have requested full funding support from the Scottish Government for both tenants and owners affected by RAAC, including potential support through the Scheme of Assistance. The Scottish Government has confirmed that no additional funding is available and, therefore, the current funding model remains as set out in this report.
- 3.4 Officers and civil servants will continue to engage to determine whether any future funding opportunities or flexibilities can be identified to support tenants and owners. However, in the absence of additional Scottish Government funding, the programme requires to proceed on the basis of the funding model described in this report.

4 BACKGROUND

- 4.1 Reference is made to Article III, Report number 151-2025 of the Neighbourhood Regeneration, Housing and Estate Management Committee on the 12 May 2025, where a series of pilot repairs to RAAC affected properties was authorised in order to test a preferred remedial solution following an options appraisal and to inform a future citywide strategy.
- 4.2 Since that approval, the Council has continued a wider programme of work comprising ongoing inspections and interim safety management, resident and owner engagement, pilot repairs, technical review, liaison with Legal and Finance, participation in the RAAC Leadership Group and national meetings, and continued lobbying on issues such as insurance, mortgageability and the need for a national funding solution. This report therefore reflects not only the pilot repair outcomes, but the wider learning and feedback gathered through that process.
- 4.3 The pilot repairs tested the permanent soffit support solution using steel and timber joists to make the RAAC structurally redundant. The purpose of the pilots was to confirm buildability across different archetypes, refine design details, understand the practical implications for occupied homes and decants, and establish more robust cost and programme assumptions for a wider roll out.
- 4.4 Dundee's wider RAAC housing portfolio includes both Council and privately owned homes across cottages and blocks of flats. The Council-led remediation programme is focused on homes owned by the Council or in blocks where the Council retains an interest. Because RAAC is present in roof construction, remediation and decant requirements are concentrated on cottages and top-floor flats. The portfolio and programme figures are summarised in the table below for the affected properties.

Measure	Figure
Wider RAAC portfolio	292 cottages and 81 blocks of flats
Total properties in wider portfolio	951
Council-led remediation scope	171 cottages and 74 blocks of flats
Total properties within Council-led scope	783
Tenure breakdown within Council-led scope	546 Council-owned and 237 privately owned properties
Properties directly affected by remediation and/or decant	346: 171 cottages and 175 top-floor flats

- 4.5 Officers consideration of the available options has also been informed by the context of the Housing Emergency. In practice, this increases the importance of retaining and remediating

existing housing stock wherever viable, minimising avoidable loss of homes through prolonged decant or demolition-based approaches, and progressing a solution that is deliverable at scale within constrained housing supply conditions.

- 4.6 Fully owner-occupied properties remain out with the scope of the Council's direct remediation programme and, under the current position, remain the responsibility of owners. However, whilst there is no statutory obligation that requires this, Officers continues to press for a clearer national position, including support on funding, mortgage lender confidence and insurance.
- 4.7 Officers have engaged with the Scottish Government on the scale, proposed programme and options considered for RAAC remediation in Dundee, including the Council's request for full funding support for tenants and owners. The Scottish Government has confirmed that no additional funding is currently available. Officers will continue to engage with civil servants to explore any future opportunities for funding support or flexibilities, but this report proceeds on the basis that no additional funding has been confirmed.

5 OUTCOMES OF PILOT REPAIRS

- 5.1 The pilot repairs have demonstrated that the preferred "fully supported" remediation approach is technically viable across a representative range of Dundee house types and can be delivered using conventional materials and construction methods. The system uses plywood, timber joists and, where required, steel beams to provide positive support beneath the RAAC so that the RAAC no longer performs a structural function.
- 5.2 This approach is technically preferred because it removes reliance on the continued structural performance of the existing RAAC, avoids the ongoing need for intrusive inspection as a long-term management strategy, and can generally be undertaken from within the dwelling without exposing homes to weather in the manner that roof-off replacement would require. It is also materially less intrusive than full replacement, avoids whole block decant in most flatted scenarios, and is better suited to phased delivery in occupied residential settings.
- 5.3 The pilots also provided important buildability and programme learning. Designs were refined to allow components to be manually handled through existing stairwells and within confined domestic settings, while reducing dependency on heavy lifting plant and limiting disruption. The works confirmed that the support solution can be adapted to varying layouts, wall arrangements and masonry conditions and that a relatively shallow structural zone can be achieved, with residual headroom remaining within acceptable standards.
- 5.4 Pilot outturn costs for the preferred solution, including incidental warrant-related items such as electrical and smoke alarm alterations, ranged from approximately £27,000 to £42,000 per cottage or top floor flat. The pilots also confirmed that while decoration, protection to finishes, asbestos survey requirements and decant arrangements must be allowed for, these impacts are still substantially more manageable than under a roof removal and replacement strategy.
- 5.5 The Council's technical approach has also been reinforced by national guidance. During the period of the pilot works, residential-sector guidance issued by the Institution of Structural Engineers identified positive support beneath RAAC as the principal remedial option where sufficient headroom exists. The Dundee pilot methodology therefore aligns with the direction of national technical guidance and provides wider assurance that the recommended approach is industry-recognised and evidence based.
- 5.6 A further key learning from the pilots is that successful wider delivery will depend as much on resident engagement, decant management, and property-by-property scoping as on the technical design itself. This is reflected in the recommended implementation approach set out later in this report.

6 REMEDIATION PROPOSALS

- 6.1 The recommended remediation approach has been developed through a staged appraisal of the available options, informed initially by the options appraisal and subsequently by the evidence emerging from the pilot repairs. The purpose of this section is therefore to set out both the recommended option and the basis on which alternative options have been considered and discounted.
- 6.2 Options Appraisal
- 6.3 Option 1, continued monitoring and inspection, was discounted as a long-term strategy. Although it carries the lowest immediate capital investment requirement, it does not remediate the material, does not provide confidence for longer-term investment in the stock, relies on repeated access to dwellings and is less reliable where ceiling finishes restrict visibility of the RAAC. It also retains the risk of reactive and unplanned intervention at a later stage.
- 6.4 Option 2, fail-safe support, improves immediate safety but was also discounted as the preferred long-term solution because it continues to rely on the RAAC retaining structural capacity in service. Ongoing inspection would still be required, and the option would not provide the same level of certainty for residents, owners, lenders and the Council as a solution which renders the RAAC structurally redundant.
- 6.5 Option 3, carbon fibre strengthening, was considered but also discounted because it is not established within current residential RAAC guidance as a remedial route, has no dedicated code of practice for RAAC application and similarly relies on the retained performance of the existing RAAC. Officers therefore concluded that it would not provide sufficient certainty as a permanent and scalable residential solution.
- 6.6 Option 4, permanent support from below involves construction of a grid of timber/steel beams to fully support the RAAC, making it structurally redundant and with no risk of failure and no ongoing need for the maintenance inspections requirements of Options 1, 2 and 3. This solution has no weather dependencies and can be undertaken on a property-by-property basis, minimising programme and decant implication.
- 6.7 Option 5, full removal and replacement, would involve removing the RAAC entirely and replacing with a new timber roof which would cost circa. £55-65m. Whilst this option removes the RAAC entirely, it is significantly disruptive to the building fabric and the occupants, requiring full building decants to undertake. Since the process involves full removal of the roof, properties are subject to significant weather risk which can only be partly mitigated by a tented scaffold over the buildings and therefore presents a risk of internal water damage full height of the property. In Craigiebank and Whitfield developments there is an added complication that the RAAC is located below retrofitted pitched roofs which would require to be removed to allow access to the RAAC and its removal with significant cost and programme implications.
- 6.8 There were two viable long-term options: Option 4, full support from below, and Option 5, full removal and replacement. Both are capable of providing a permanent solution. However, full roof replacement was discounted as the preferred route because it is materially more intrusive, more weather-dependent, more expensive and more difficult to deliver in occupied residential settings. In flatted properties it will require a wider decant, including whole block decant, because the roof structure is removed and the building exposed during the works.
- 6.9 The recommended option is therefore the fully supported approach, Option 4. This is preferred because it provides permanent risk reduction by removing the structural role of the RAAC, aligns with the evidence from the Dundee pilots and national technical guidance, can be delivered from within the property footprint, reduces decant and weather risk compared to roof replacement and offers the strongest balance of technical robustness, resident impact, cost and deliverability in the context of the Housing Emergency.
- 6.10 Subject to Committee approval, procurement completion, mobilisation, property-by-property scoping, and continued resident engagement, the programme is intended to commence from

January 2027. In the period to that point, the current inspection and safety regime will remain in place, and officers will continue to prepare designs, warrants, engagement activity and phase sequencing.

- 6.11 Based on current estimates, the full remediation of properties owned by the Council and those where the Council retains an interest is projected at £20.810m in capital works, with associated recurring revenue costs of approximately £0.843m over the life of the programme, giving a total projected requirement of £21.654m. These revenue costs are being incurred because delivery requires decants, void loss, removals, storage and associated resident management arrangements in order to gain safe access and maintain productivity through phased works.

The current indicative cost profile and funding position are summarised below. Figures remain budgetary and will continue to be refined as the programme is developed.

Cost breakdown

Cost element	Amount	Basis
Capital works profile	£20.270m	2026/27: £1.77m; 2027/28: £5.63m; 2028/29: £6.39m; 2029/30: £5.46m; 2030/31: £1.02m
Staffing costs	£0.540m	Across the five-year programme
Total capital requirement	£20.810m	Capital works profile plus staffing costs
Revenue costs	£0.843m	Decants, void loss, removals, storage and associated resident management
Total projected programme requirement	£21.654m	Capital and revenue requirement.

Funding breakdown

Funding source	Amount/status	Position
Housing Capital Plan 2026–2031	£20.810m	Confirmed source for the capital requirement across 2026/27 to 2030/31
Housing Revenue Account	£0.843m	To be included in annual revenue budgets; £0.122m is required in 2026/27
Private-owner contributions	To be determined	Costs will be recharged where appropriate for privately owned properties in blocks where the Council retains an interest

- 6.12 In Phase 1 of the programme, Council-owned properties and properties where the Council has an interest will include 4 privately owned properties and 44 Council owned properties, comprising Whitfield 3rd Cottages at 11, 12, 13, 14, 15, 17, 19, 20, 21, 22, 23 and 24 Whitfield Avenue, together with Kirk Street 2nd Flats at 1-48 Yeaman's Lane, where all top floor properties proposed for works are fully Council owned.
- 6.13 Further phases and the detailed breakdown of areas included will be confirmed through future reports. The programme will be geographically phased to support efficient delivery, but within each phase the order of work will continue to be informed by inspection findings, access

confidence and any change in condition so that higher-risk properties can be brought forward where necessary.

6.14 Scheme of Assistance

6.15 Officers have considered funding mechanisms such as loans provided by Dundee City Council and concluded that these would be very high risk for the council to provide due to the risk of non-payment and were therefore discounted as an option. For private owners within mixed-tenure settings, the Council's current lawful route for support is the Scheme of Assistance. Under the existing scheme, owner-occupiers and non-professional landlords may receive a 40% discretionary grant, subject to the scheme rules, means testing and available Private Sector Housing Grant resources. This is the current basis because the Council cannot simply incur capital expenditure for private homes and because the present Scheme parameters do not provide for universal 100% financial support at this scale.

6.16 As part of this work, officers also considered the legal and financial protections that would require to accompany any owner support package, including whether conditions of grant, repayment arrangements, payment plans or a charge against property would be required. A charge against a property would not be an available option for Dundee City Council as the proposed works are not arising from a statutory obligation.

6.17 The Council's preferred position has been to seek a bespoke Scottish Government arrangement that would allow 100% support for RAAC remediation so that private contribution does not become a barrier to delivery. Dundee City Council has shared information with the Scottish Government on the proposed programme, the options considered and the case for full funding for tenants and owners. There is insufficient capacity within the current Private Sector Housing Grant to support this programme at scale.

6.18 Mortgages and Insurance

6.19 Mortgageability and insurance remain important concerns for owners. The recommended fully supported solution has the benefit of technical certification and is consistent with the direction of national guidance, and through Dundee City Council's engagement in the RAAC in Housing Leadership Group, Dundee City Council is aware that the Scottish Government is continuing to engage nationally with mortgage lenders in relation to acceptance of this form of remediation. However, full market acceptance is not wholly within the Council's control, and this is why Officers continue to press these issues through national channels while ensuring owners are given clear information and signposting.

6.20 Voluntary acquisition or buy-back

6.21 Voluntary acquisition or buy-back of owner-occupied homes has also been considered and deemed not viable. Although the approach has been implemented elsewhere, it is not considered viable for Dundee at the required scale and would not represent the most appropriate use of public funds.

6.22 The reasons are that the Council does not have the uncommitted capital resources to acquire properties at the scale required; a partial buy-back approach would be unlikely to secure enough units within blocks to unlock delivery; and acquisition would transfer unknown condition, compliance and future investment liabilities to the Council and would require significant Council resource capacity to manage which is currently not in place. It would also create Best Value and fairness risks, particularly where owners may expect values above current market levels. For these reasons, buy-back has been considered and deemed not viable.

7 SOURCING STRATEGY

7.1 Undertaking the pilot repairs has provided standardised designs for RAAC archetypes, however each property in a wider roll out has different challenges to deal with. Maintaining a consistent

design and construction team is an important consideration to benefit project delivery through shared learning from iterative working.

- 7.2 Successful project delivery requires close co-ordination of decant, work completion and recant to minimise disruption to occupants, maintain works productivity and efficiently manage decants.
- 7.3 These issues require early contractor involvement and a contractor embedded and engaged with both the technical and housing relet teams.
- 7.4 In addition, given the complex nature of the material, it is important that any appointed contractor has suitable knowledge and experience of RAAC remediation, and it should be noted that there are few contractors that currently have this level of experience.
- 7.5 As a result of these demands, it is proposed that Morrison Construction are appointed to fully develop the construction programme for Phase 1 RAAC remediation with the contractual value estimated at £1.77m. Since this contractor also delivered the pilot repairs, they are familiar with the systems deployed for remediation and fully understand the Council requirements for the wider roll out.
- 7.6 The proposed approach is to appoint the contractor through an established national framework route (SPA) that enables call-off in compliance with public procurement requirements. Use of the framework supports timely mobilisation in a constrained specialist market, while maintaining governance controls including defined scope, pricing mechanisms, and appropriate contractual terms. Value for money will be supported through early contractor involvement to refine buildability, sequencing and scope to reduce abortive work and decant time and use of standardised archetype designs informed by the pilot repairs.
- 7.7 Ongoing cost and performance monitoring will be captured through the Council's project governance arrangements.
- 7.8 Approval is sought for a value of £1.77m, comprising £1.16m for construction, £0.12m for associated fees, £0.27m for removals/storage and a project contingency allocation of £0.22m.

8 RISKS AND MITIGATIONS

- 8.1 Key risks and mitigations are summarised below.

Risk	Impact	Mitigation
Property condition change prior to remediation	Increased safety risk; unplanned disruption; potential programme re-sequencing	Maintain inspection and safety regime; trigger out-of-sequence intervention where risk increases; prioritise leak management and temporary measures as required.
Decant capacity constraints	Programme delay; increased void loss and revenue pressure	Plan in overlapping batches; maintain decant headroom; align decant planning to geographic phases; strengthen resident liaison and logistics planning.
Limited specialist contractor capacity	Procurement delay; cost escalation; reduced delivery certainty	Framework-based procurement; early contractor involvement; standardised archetype designs; active performance management.
Mixed tenure access/refusal or disputes on scope/cost allocation	Delay to block-wide solutions; legal challenge; reputational impact	Early engagement; clear cost information; consistent application of statutory access rights where required; develop clear position on

		mutuality/sole-benefit items as part of mobilisation and governance.
Funding constraints for private owners (SoA/PSHG)	Low take-up; inability to progress mixed tenure solutions; increased inequity concerns	Dundee City Council has requested full Scottish Government funding support for tenants and owners and has shared information on the proposed programme and options considered. The Scottish Government has confirmed no additional funding is available at this stage; officers and civil servants will continue to engage on any future opportunities or flexibilities, while phase delivery proceeds on the current funding model and readiness criteria.
Cost and scope variance (asbestos/finishes/incidental works)	Budget pressure; programme slippage	Property-by-property scoping; asbestos refurbishment surveys where required; design standardisation with defined change control; appropriate contingency within cost plan.
Non-payment or delayed payment of recharged remediation costs by private owners	Increased bad-debt provision or debt write-off costs for the Housing Revenue Account; additional recovery and administration; budget pressure;	Provide owners with early, clear and property-specific estimates, liability information and payment timescales; signpost owners to independent financial and benefits advice; offer payment arrangements where permitted; issue and monitor invoices promptly; and apply the Council's established debt-recovery and escalation procedures consistently.

9 ENGAGEMENT STRATEGY

- 9.1 The Council is committed to engaging with citizens in all aspects of its service delivery. This includes those affected by the presence of RAAC in their homes, recognising that this is a complex issue which has understandably given rise to a range of concerns and views.
- 9.2 It is acknowledged that some direct communication with households during the initial inspection phase fell short of expectations. Officers have since strengthened its approach to RAAC engagement and has adapted this more closely to individual household circumstances. The engagement approach for the remediation programme will continue on that basis.
- 9.3 The principles of that approach are to keep residents of all tenures, landlords and other affected parties informed; to target direct communication to individual circumstances, including likely timescales, disruption and other impacts; to provide greater transparency on estimates and billing; to be respectful and considerate in all engagement; and to ensure that questions and concerns receive clear and timely responses.
- 9.4 Phase 1 - Ongoing Information and Support
- 9.5 Anyone with questions about RAAC can contact a dedicated telephone line or email inbox and receive a timely, personalised response. The frequently asked questions pages on the Council's website, tailored to the different housing tenures, will continue to be updated as required.
- 9.6 This phase of engagement is directed to Council tenants, private owners, landlords and households within affected developments. It provides the baseline route for enquiries, routine

updates, signposting to Council Advice Services and other relevant agencies, and continuing information on matters such as affordability, insurance, mortgages and the Scheme of Assistance position.

9.7 Phase 2 - Pre-Implementation and Committee Milestones

9.8 Engagement will be planned around key programme milestones, including Committee decisions, procurement activity, inspection requirements, phase mobilisation and commencement of works on site. The purpose is to ensure that affected households receive information directly and in advance of matters entering the public domain wherever practicable.

9.9 Affected households will be invited to view the pilot solution in a remediated property. Feedback on early viewings has been broadly positive and, where questions or concerns have been raised, these have been considered and responded to. This learning has informed both the technical proposals and the wider engagement approach set out in this report.

9.10 In preparing this report, account has been taken of feedback expressed through media coverage, public meetings and regular dialogue with the Dundee RAAC Campaign Group, together with the issues raised through the petition organised by that group. Those representations have reflected the understandable anxiety and insecurity that this legacy construction issue is causing for affected households and communities.

9.11 Phase 3 - Local Delivery and Resident Liaison

9.12 Recent capital projects have demonstrated the value of local drop-in sessions for residents, particularly for people who are vulnerable or who do not have ready access to digital channels. It is therefore proposed that drop-in sessions form part of the RAAC remediation programme and are held, where possible, close to developments affected by RAAC.

9.13 These sessions will be staffed by appropriately senior officers from the relevant services and will support more detailed discussion on local programme arrangements, likely timescales, access requirements, decant implications, billing, and support pathways. Direct communications will continue to be targeted to individual properties and circumstances.

9.14 Among the issues raised by affected households are insurance and mortgageability. The Council has been engaging with relevant industry bodies through the national RAAC in Housing Leadership Group and will continue to do so, including in relation to the IStructE-backed efficacy of the Dundee remediation approach.

9.15 Given the complexity of RAAC and the wide range of individual circumstances, a range of views will continue to be expressed. The engagement approach during the remediation programme will therefore remain clear about the legal, financial and technical constraints set out in this report, while maintaining a focus on ensuring that affected households feel informed, listened to and treated with respect.

10. POLICY IMPLICATIONS

10.1 This report has been subject to an Integrated Impact Assessment to identify impacts on Equality and Diversity, Fairness and Poverty, Environment and Corporate Risk. An impact, positive or negative, on one or more of these issues was identified. An appropriate senior manager has checked and agreed with this assessment. A copy of the Integrated Impact Assessment showing the impacts and accompanying benefits of/mitigating factors for them is included as an Appendix to this report.

11. CONSULTATIONS

- 11.1** The Council Leadership Team have been consulted in the preparation of this report.
- 11.2** Dundee City Council has also engaged with the Scottish Government on the proposed RAAC remediation programme, options considered and the request for full funding support for tenants and owners. The Scottish Government has confirmed that no additional funding is available, and officers will continue to engage with civil servants on any future opportunities for funding support or flexibilities.

12. BACKGROUND PAPERS

- 12.1** None.

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15 September 2026



Integrated Impact Assessment

Committee Report Number: XXX-2026

Document Title: REINFORCED AERATED AUTOCLAVED CONCRETE – CITYWIDE REMEDIATION

Document Type: Strategy

Description:

This report provides an update on the pilot repairs undertaken to properties affected by Reinforced Aerated Autoclaved Concrete (RAAC) and seeks approval in principle for a citywide remediation programme based on a fully supported structural solution. The report recommends progression of Phase 1 works, associated procurement and resident engagement arrangements. It also notes that Dundee City Council has sought full funding support from the Scottish Government for tenants and private owners affected by RAAC; however, the Scottish Government has confirmed that no additional funding is currently available and the programme will therefore progress on the basis of the funding arrangements set out within the report.

Intended Outcome:

To secure approval for the implementation of a citywide RAAC remediation programme that provides a permanent structural solution for affected Council-owned and mixed-tenure properties, protects residents, preserves existing housing stock, and enables delivery of works through a phased programme beginning in 2027. The programme is being progressed on the basis of current approved funding arrangements following confirmation from the Scottish Government that no additional funding is available, while officers continue to explore future funding opportunities and flexibilities.

Period Covered: 26/10/2026 to 26/10/2026

Monitoring:

The proposal will be monitored through the Council's project governance framework, including regular review of programme delivery, costs, risks, resident engagement outcomes and contractor performance. Progress and any significant changes to funding, programme assumptions or delivery arrangements will be reported to Committee as required.

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Equality, Diversity and Human Rights

Impacts & Implications

Age: Not Known

Positive and Negative

Older residents and families with young children will benefit from the long-term removal of RAAC-related structural concerns and improved housing safety. Temporary decants, construction activity and disruption within homes may be more challenging for older residents, particularly those with mobility or health issues.

Targeted engagement, personalised support and decant assistance will help mitigate these impacts.

Disability: Not Known

Positive and Negative

The remediation programme will improve the long-term safety and sustainability of affected homes.

Residents with physical disabilities, sensory impairments, learning disabilities or long-term health conditions may experience greater challenges during surveys, decants and construction works.

Individual needs assessments, tailored communications and accessible temporary accommodation arrangements will be required.

Gender Reassignment: No Impact

Marriage & Civil Partnership: No Impact

Pregenancy & Maternity: Not Known

Households containing pregnant residents or families with new born children may experience additional inconvenience during remediation works and temporary decants.

Careful scheduling and enhanced support should minimise disruption.

Race / Ethnicity: No Impact

Religion or Belief: No Impact

Sex: No Impact

Sexual Orientation: No Impact

Are any Human Rights not covered by the Equalities questions above impacted by this report?

No

Fairness & Poverty

Geographic Impacts & Implications

Strathmartine:	Not Known
Lochee:	Not Known
Coldside:	Not Known
Maryfield:	Not Known
North East:	Not Known
East End:	Not Known
The Ferry:	Not Known
West End:	Not Known

Household Group Impacts and Implications

Looked After Children & Care Leavers: Not Known

Positive and Negative

Improved long-term housing safety and security through permanent remediation of affected homes.

Owner-occupiers within this group may experience particular difficulty meeting any required contribution towards remediation costs.

Temporary decants and disruption may affect stability and support networks, particularly for vulnerable young people and care-experienced adults.

Additional support and tailored communication may be required where vulnerabilities have been identified.

Carers: Not Known

Positive and Negative

Long-term housing improvements provide a safer living environment for carers and those they support.

Owner-occupiers within this group may experience particular difficulty meeting any required contribution towards remediation costs.

Decants, access arrangements and temporary disruption may increase caring responsibilities and place additional pressure on carers.

Flexible engagement and relocation arrangements will assist in minimising impacts.

Lone Parent Families: Not Known

Positive and Negative

The programme will improve long-term housing conditions and safety.

Temporary moves, childcare arrangements and disruption to daily routines may disproportionately affect lone-parent households due to limited support networks and financial resilience.

Owner-occupiers within this group may experience particular difficulty meeting any required contribution towards remediation costs.

Close liaison and support during decants will be important

Single Female Households with Children: Not Known

Positive and Negative

Permanent remediation improves housing quality and long-term security.

Temporary accommodation moves, potential financial pressures for owner occupiers and disruption to family routines may have a greater impact where there is only one adult responsible for childcare and household management.

Owner-occupiers within this group may experience particular difficulty meeting any required contribution towards remediation costs.

Targeted support and clear communication will help mitigate adverse effects.

Greater number of children and/or young children: Not Known

Positive and Negative

Families will benefit from safer and more sustainable homes following remediation.

Larger families may experience greater disruption during surveys, decants and construction works, including impacts on schooling, childcare and household routines and the potential financial pressures for families in privately owned properties.

Appropriate decant arrangements and early planning will be required.

Pensioners - single / couple: Not Known

Positive and Negative

Older residents will benefit from the removal of long-term structural concerns associated with RAAC.

Owner-occupiers within this group may experience particular difficulty meeting any required contribution towards remediation costs.

Temporary relocation and home disruption may be more difficult for older people, particularly those with mobility issues, health conditions or limited support networks.

Additional practical support may be required during decant and reoccupation phases.

Unskilled workers or unemployed: Not Known

Positive and Negative

Long-term housing security is a positive outcome.

Private owners within this group may face affordability challenges where contributions towards remediation.

Advice and support through Council Advice Services to support in respect of financial impacts.

Serious & enduring mental health problems: Not Known

Positive and Negative

Long-term resolution of RAAC issues may reduce anxiety regarding housing safety.

Financial pressures may adversely affect individuals experiencing mental health difficulties.

Construction works, uncertainty, temporary moves and disruption to established routines may adversely affect individuals experiencing mental health difficulties.

Enhanced communication, support and reasonable adjustments may be required for affected households.

Homeless: Positive

The recommended remediation approach supports retention of existing housing stock during a housing emergency and helps avoid the permanent loss of Council homes.

Retaining housing stock contributes positively to the Council's overall housing supply and homelessness prevention objectives.

Household Group Impacts and Implications

Drug and/or alcohol problems: Not Known

Positive and Negative

Improved long-term housing conditions may support housing stability.

Temporary disruption, relocation and changes to established support arrangements may create additional challenges for individuals receiving treatment or support services.

Consideration should be given to maintaining access to support networks and services during works

Offenders & Ex-offenders: Not Known

Positive and Negative

The programme provides long-term benefits through safer and more sustainable housing.

Individuals with complex housing needs may be disproportionately affected by temporary disruption or relocation, particularly where support arrangements are linked to their current accommodation.

Appropriate housing management and support arrangements should be considered where relevant.

Socio Economic Disadvantage Impacts & Implications

Employment Status: Not Known

Positive and Negative

The programme will improve the long-term safety and sustainability of affected homes.

Temporary decants and remediation works may cause disruption to work routines, particularly for people working from home or undertaking shift work.

Unemployed households and those in insecure employment may have less financial resilience to manage unforeseen costs associated with temporary disruption.

Private owners on lower incomes may experience affordability challenges where contributions towards remediation costs are required.

Education & Skills: Not Known

Positive and Negative

The long-term outcome will be safer and more sustainable housing for households with children and young people.

Temporary relocation and construction works may disrupt study routines, homework, online learning and access to educational support.

Early communication and careful planning of decants will help minimise impacts on attendance and educational continuity.

Income: Not Known

Positive and Negative

The programme will protect housing assets and provide a permanent solution to RAAC, benefiting residents over the long term.

The absence of additional funding from the Scottish Government means the programme proceeds on the basis of the current funding model. Private

owners will be required to contribute towards remediation costs, which may disproportionately affect households on lower incomes or fixed incomes.

Issues relating to mortgageability, insurance and property values may continue to create financial uncertainty for some owner-occupiers.

Advice, support and signposting services will be available to affected households.

Caring Responsibilities (including Childcare): Not Known

Positive and Negative

Long-term benefits will arise from safer homes and the continued availability of housing stock.

Temporary relocation, access requirements and construction works may increase pressures on carers and families with childcare responsibilities.

Changes to established routines, support networks and travel arrangements could create additional practical and financial burdens.

Individual household circumstances will require consideration during decant planning and resident engagement.

Affordability and accessibility of services: Not Known

Positive and Negative

The Council has committed to providing dedicated support, advice, engagement sessions, telephone and email contact routes and signposting to relevant services.

Temporary decants may affect the ease with which some residents access local services, support networks, healthcare, childcare, education and community facilities.

Affordability of remediation remains a concern for private owners due to the absence of additional national funding.

The Council will continue to provide information via, Council Advice Services and other independent support agencies to help residents access available support.

Fuel Poverty: Not Known

Positive and Negative

The proposed works are not primarily an energy-efficiency programme and therefore are not expected to have a significant direct impact on fuel poverty.

Some households experiencing fuel poverty may be more vulnerable to any temporary financial pressures arising from decants, costs or disruption.

Retention and protection of existing housing stock helps avoid housing loss and provides greater long-term housing security for vulnerable households.

Cost of Living / Poverty Premium: Not Known

Positive and Negative

Private owners may experience financial pressure where they are required to contribute towards remediation costs.

The Scottish Government has confirmed that no additional funding is available, meaning the programme proceeds on the basis of the current funding model.

Households on lower incomes may be disproportionately affected by costs associated with affordability, insurance and mortgageability concerns.

The long-term remediation of homes provides increased housing security and reduces uncertainty associated with RAAC.

Connectivity / Internet Access: No Impact

Income / Benefit Advice / Income Maximisation: Not Known

Positive and Negative

The Council has committed to signposting residents to Council Advice Services and other relevant advice agencies.

Advice and support may help households access benefits, financial assistance and support relating to affordability concerns arising from remediation works.

This is particularly important for lower-income households and private owners affected by contribution requirements.

Employment Opportunities: Not Known

Positive and Negative

The programme itself is not specifically intended to create employment opportunities.

Delivery of a multi-year construction programme may support employment within the construction and associated sectors.

A safer and more stable housing environment may support residents in maintaining employment and economic participation.

Education: Not Known

Positive and Negative

Children and young people will benefit from safer and more sustainable housing over the long term.

Temporary decants and construction activity may disrupt study routines, attendance and access to educational support services.

Effective planning and communication will be required to minimise impacts on educational outcomes.

Health: Positive

Positive

The programme provides a permanent structural solution that improves the safety and quality of affected homes.

Reduced concerns regarding structural failure are expected to support improved wellbeing and housing security.

Some short-term disruption may occur during the works programme.

Life Expectancy: Not Known

There is no direct impact on life expectancy.

However, maintaining safe, secure and sustainable housing contributes positively to wider determinants of health and wellbeing.

Mental Health: Not Known

Positive and Negative

Long-term remediation is expected to reduce anxiety and uncertainty associated with living in RAAC-affected homes.

Temporary disruption, decants, financial concerns and uncertainty for private owners may adversely affect mental wellbeing during delivery of the programme.

Continued engagement, support and clear communication should support negative impacts.

Overweight / Obesity: No Impact

Child Health: Positive

Children living in affected homes will benefit from improved housing safety and long-term housing security following remediation.

Temporary disruption during works may affect routines, but these impacts are expected to be short-term and managed through decant arrangements and resident engagement.

Neighbourhood Satisfaction: Positive

Positive and Negative

The programme supports the retention and improvement of existing residential neighbourhoods during the housing emergency.

Addressing a significant structural issue is likely to improve resident confidence in their homes and local communities over time.

Construction activity may result in temporary local disruption during delivery.

Transport: Not Known

Positive and Negative

Some households may experience temporary changes to travel patterns if decanted away from their usual home. This may affect access to employment, education, healthcare and support networks during the period of works. Careful decant planning will seek to minimise disruption and maintain access to essential services wherever possible.

Environment

Climate Change Impacts

Mitigating Greenhouse Gases: Positive

The preferred remediation option retains existing homes and roof structures rather than requiring large-scale demolition and reconstruction. Retention of existing housing stock reduces embodied carbon associated with demolition, disposal and rebuilding. The proposal supports the principle of maintaining and extending the life of existing assets.

Adapting to the effects of climate change: Positive

The preferred "fully supported" solution provides a long-term structural solution that increases resilience of the affected housing stock. The works avoid the risks associated with roof removal and prolonged exposure to adverse weather conditions during remediation. Securing the long-term viability of existing homes supports community resilience.

Resource Use Impacts

Energy efficiency & consumption: No Impact

Prevention, reduction, re-use, recovery or recycling of waste: Positive

The recommended option avoids wholesale roof removal and replacement. Retaining RAAC panels in situ while making them structurally redundant significantly reduces construction waste compared with demolition or roof replacement options. Any waste generated through the programme should be managed in accordance with best practice recycling and recovery arrangements.

Sustainable Procurement: Positive

The report proposes procurement through an established national framework arrangement compliant with public procurement requirements. Use of standardised designs, phased delivery and early contractor involvement supports efficient resource use and value for money. Sustainability considerations can be incorporated through contract management and delivery arrangements.

Transport Impacts

Accessible transport provision: No Impact

Sustainable modes of transport: No Impact

Natural Environment Impacts

Air, land & water quality: Positive

Construction activity may result in temporary noise, dust and minor local environmental disturbance. These impacts will be managed through normal construction controls and contractor management procedures. Long-term impacts are expected to be neutral or positive through preservation of housing stock and avoidance of major demolition works.

Biodiversity: No Impact

Open & green spaces: No Impact

Built Environment Impacts

Built Heritage: No Impact

Housing: Positive

The proposal delivers a permanent remediation solution for RAAC-affected properties.
It supports retention of existing housing stock during the current housing emergency.
The preferred option minimises decant requirements compared with roof replacement and avoids the loss of homes through demolition-based approaches.
Residents will benefit from improved safety, confidence and long-term security of tenure.

Is the proposal subject to a Strategic
Environmental Assessment (SEA)?

No further action is required as it does not qualify as a Plan, Programme or Strategy as defined by the
Environment Assessment (Scotland) Act 2005.

Corporate Risk

Corporate Risk Impacts

Political Reputational Risk: Not Known

Positive and Negative

Successful delivery of a citywide remediation programme would demonstrate that the Council is taking proactive action to address a major housing safety issue and protect affected residents.

Failure to progress remediation, delays in implementation, cost escalation, or ongoing uncertainty for residents could result in reputational damage to the Council.

The absence of additional funding from the Scottish Government may continue to generate public concern, particularly amongst private owners facing remediation costs.

Continued engagement with residents, elected members and national partners will be important in managing expectations and maintaining confidence.

Economic/Financial Sustainability / Security & Equipment: Positive

Positive and Negative

The programme represents a substantial financial commitment over the life of the programme.

Financial assumptions are based on there being no additional Scottish Government funding available.

Risks remain in relation to inflation, unforeseen construction costs, asbestos, property condition issues and programme delays.

Ongoing financial monitoring and governance arrangements will be required to ensure programme sustainability and effective budget management.

Social Impact / Safety of Staff & Clients: Positive

The primary purpose of the programme is to provide a permanent solution to the risks associated with RAAC and improve safety for residents.

Staff, contractors and residents may be exposed to temporary risks associated with access, inspections and construction activity.

Appropriate health and safety procedures, project management arrangements and contractor controls will be required throughout delivery.

Long-term safety benefits significantly outweigh temporary construction-related impacts.

Technological / Business or Service Interruption: Not Known

Positive and Negative

Delivery of the programme requires significant coordination between housing, construction, project management, legal, finance and customer-facing services.

Delays in procurement, programme management, decant arrangements or contractor performance could affect service delivery and programme implementation.

Temporary disruption for residents may include loss of access to parts of their home and interruption to normal household activities during works.

Dedicated project governance and early contractor involvement are intended to reduce these risks.

Environmental: Positive

The preferred remediation option preserves existing housing stock rather than relying on demolition or full roof replacement.

This approach reduces construction waste and embodied carbon compared with more extensive replacement options.

Temporary environmental impacts associated with construction activities, such as noise and dust, are expected to be localised and manageable

Legal / Statutory Obligations: Positive

The Council has statutory responsibilities relating to housing safety and asset management.

The programme supports compliance with these responsibilities through the remediation of known RAAC-affected properties.

Mixed-tenure blocks may present legal complexities relating to owner participation, access rights, costs and implementation arrangements.

Ongoing legal oversight will be required throughout programme delivery.

Organisational / Staffing & Competence: Positive

Delivery of the programme will require sustained commitment of specialist staff across Housing, Asset Management, City Development, Legal, and Finance.

There is a recognised risk relating to limited specialist contractor capacity and the availability of personnel with RAAC remediation expertise.

The proposed approach seeks to mitigate this through continuity of contractor involvement, standardised designs and established governance arrangements.

Adequate staffing capacity and skills will be essential to maintain programme timescales, quality and resident support.

Corporate Risk Implications & Mitigation:

The risk implications associated with the subject matter of this report are "business as normal" risks and any increase to the level of risk to the Council is minimal. This is due either to the risk being inherently low or as a result of the risk being transferred in full or in part to another party on a fair and equitable basis. The subject matter is routine and has happened many times before without significant impact.

REPORT TO: NEIGHBOURHOOD, HOUSING & COMMUNITIES COMMITTEE– 26 OCTOBER 2026

REPORT ON: RAPID REHOUSING TRANSITION PLAN (RRTP) - REVIEW OF 2025/2026

REPORT BY: EXECUTIVE DIRECTOR OF NEIGHBOURHOOD SERVICES

REPORT NO: 210-2026

1. PURPOSE OF REPORT

To provide an update on performance of the Rapid Rehousing Transition Plan during 2025/2026. The original plan was approved by Committee on 7th January 2019 (Article V of the Minute of Meeting of the Neighbourhood Services Committee refers).

2. RECOMMENDATIONS

- 2.1 It is recommended that Committee note the content of this report and the attached 2025/2026 update on the Rapid Rehousing Transition Plan.

3. FINANCIAL IMPLICATIONS

- 3.1 There are no financial implications from this report.

4. MAIN TEXT

4.1 Background

Under Article V of the minute of meeting of this Committee, the Council's Rapid Rehousing Transition Plan (RRTP) was approved by the Council's Neighbourhood Services Committee and submitted to the Scottish Government. An update of the plan was submitted to Neighbourhood Services Committee in each of the subsequent years (Article V of the minutes of meeting of this Committee refers).

- 4.2 The RRTP Investment Plan is funded largely by the Scottish Government with local authorities expected to reshape services and redirect mainstream funding to meet Plan objectives throughout its lifespan.

To date the Scottish Government has confirmed the total allocated funding levels for the Rapid Rehousing Transition Plan as follows:

- 2018/19 £68,000 (initial planning)
- 2019/20 £300,000
- 2020/21 £457,000
- 2021/22 £271,000
- 2022/23 £271,000
- 2023/24 £286,000
- 2024/25 £286,000
- 2025/26 £300,742
- 2026/27 £281,539

This funding is included within the Neighbourhood Services Revenue Budget over the period of the plan.

- 4.3 Rapid Rehousing is about taking a housing-led approach for rehousing people who have experienced homelessness ensuring that they reach a settled housing option as quickly as possible rather than staying too long in temporary accommodation.

The initial RRTP approved in 2019, set out the local homelessness context, provided a baseline position of temporary accommodation supply, set out the vision, identified support needs and how we would achieve our vision for temporary accommodation and settled housing options for homeless households.

- 4.4 Where Homelessness cannot be prevented, Rapid Rehousing means:

- A settled, mainstream housing outcome as quickly as possible;
- Time spent in any form of temporary accommodation reduced to a minimum, with the fewer transitions the better;
- When temporary accommodation is needed, the optimum type is mainstream, furnished within a community.

For people with multiple needs beyond housing, it means:

- Housing First as the first response for people with complex need and facing multiple disadvantages;
- Highly specialist provision within small, shared, supported and trauma informed environments i.e. specialist supported accommodation, if mainstream housing, including Housing First, is not possible or preferable.

- 4.5 As with many local authorities the ongoing housing emergency has had a major impact on the demand for homelessness assistance and provision of temporary accommodation. Despite these challenges, Dundee City Council and partners have continued to work under the ethos of the original RRTP. This has required significant culture change, creativity and partnership working to deliver improved service delivery and outcomes for those experiencing homelessness.

As a result of these challenges, the Scottish Government has continued to provide RRTP funding to Local Authorities.

While the aims and objectives of the Rapid Rehousing Transition Plan remain unchanged, the timelines for delivery of these goals have been reviewed in terms of the impact of challenges facing the economy and the local and national housing emergency.

- 4.6 **Housing First**

Towards the end of year 2 of the RRTP, the service in partnership with DHSCP and third sector partners successfully mainstreamed the service, through the reconfiguration of existing resources from hostel/temporary accommodation services in the city to more person-centred support services. Transform Community Development, as the lead provider from the original consortium, are delivering Housing First Support in Dundee.

During 2025/2026, there were 29 new Housing First tenancies provided with intensive support. The total capacity of the project is for 84 tenancies receiving support in line with Housing First model and principles. The project ran at capacity throughout 2025/2026.

Other Housing First projects have included funding Dundee Women's Aid to deliver gender specific Housing First support through our Rapid Rehousing Transition Plan. A project was also piloted with Positive Steps to provide Housing First accommodation and support on release from Prison. Action for Children, through Corra Foundation, have received funding to deliver Youth Housing First previously.

4.7 Homelessness Update

The attached report highlights the position at the end of 2025/2026 regarding homelessness and temporary accommodation.

- 1510 new homeless application throughout the year. This was an 8% decrease from the previous year.
- 1509 assessments were completed. 1240 assessments determined that the applicant was homeless or threatened with homelessness.
- Average time taken to assess homeless applications remained at 16 days, significantly better than the target of 28 days and maintaining performance at the same level as the previous year.
- Applications involving rough sleeping the night prior to presentation reduced by 29% compared with the previous year.
- The number of homeless applicants awaiting an offer of permanent accommodation was 851 as of 31 March 2026.
- Average duration of homeless case was 236 days for those closed during 2025/2026. This was an increase of 7 days from 2024/2025.
- Permanent accommodation was secured for 855 applicants. Relet works were completed on 945 mainstream and 423 network properties, preparing them for letting.
- To date, 227 temporary furnished properties successfully "flipped" into permanent accommodation, increasing the supply of settled homes for households experiencing homelessness.
- 885 individual households moved into temporary accommodation throughout the year, when combined with households who were living in temporary accommodation at the end of the last reporting period, there were approximately 1320 households living in temporary accommodation throughout 2025/2026.
- Despite a reduction in applications, temporary accommodation demand remained high. Although additional furnished flats were set up, B&B accommodation continued to be used to meet additional demand.
- 409 prevention cases were referred to the Housing Options Team, helping households remain in their existing accommodation and avoid homelessness altogether.
- Average total length of stays within temporary accommodation was 175 days.
- There were 435 households living in temporary accommodation on 31 March 2026.
- 88 households containing dependent children were living in temporary accommodation at the end of the year. These households contained 205 children. This is a reduction from 97 and 227 last year. The number of children living in temporary accommodation reduced by 10%.
- A total of 409 households were prevented from becoming homeless either through direct intervention or advice and assistance.

4.8 The attached report highlights the activities which the Local Authority has undertaken during 2025/2026 and will undertake during 2026/2027 to achieve the actions set out in the Rapid Rehousing Transition Plan including:

- Housing First has been mainstreamed following the success of the Housing First Pathfinder in partnership with DHSCP and third sector partners. The service now has a capacity to support

84 tenancies. As this project supports people with a history of repeat homelessness, there will have been significant savings as a result of preventing homelessness. During 2025/2026, 29 new Housing First tenancies were started. There have only been 2 evictions from Housing First tenancies throughout the lifetime of the project.

- In partnership with Caledonia Housing Association, Dundee Health & Social Care Partnership and Transform Community Development, seek to provide supported Housing First accommodation with on-site support in 2026/27.
- Dundee City Council's Homefinder Service delivered the Rent Deposit Guarantee Scheme and Rent in Advance Scheme to improve access to the private rented sector by allocating funding from RRTP. Dundee Homefinders service supported 62 households to secure accommodation in the private rented sector during 2025/2026. This project will continue during 2026/2027 with the aim of providing private rented accommodation to those who are homeless or at risk of homelessness. It is hoped that a minimum of 80 households can be assisted to access accommodation, but it must be acknowledged that there are currently challenges with the availability of private rented accommodation. This project is already mainstreamed and supplemented by the RRTP.
- In recognition of the support needs and reasons for homelessness being different between males and females, Dundee City Council worked with Dundee Women's Aid, Dundee Health and Social Care Partnership and the multi-agency Protecting People Committees to provide sex specific temporary accommodation. This has been achieved by repurposing existing temporary accommodation and mainstreaming this model. The purpose of this accommodation is to provide a safe, supported environment for females experiencing homelessness. The RRTP funded a dedicated Housing Support Officer for this service during 2025/26.
- A dedicated Homeless Prevention Officer was created in 2025/2026. This officer is based within our Housing Options Service and has focused on providing outreach advice services and community capacity building to identify a risk of homelessness or housing issues at an early stage. This is also complimented with preventative case work and the administration of section 11 notifications. 409 prevention cases were referred to the Housing Options Team, helping households remain in their existing accommodation and avoid homelessness altogether.
- A flexible homeless prevention fund was available during 2025/2026 to provide immediate, targeted responses to prevent homelessness before it reaches a crisis. As this fund is person-centred it has been used for a variety of interventions such as addressing rent arrears, emergency repairs, minor adaptations, sourcing furnishings etc. In total homelessness was directly prevented in 55 cases. This funding will continue to assist with homelessness prevention activity during 2026/2027.
- The original plan featured a target to convert 20 temporary furnished flats to Scottish Secure Tenancies. There have now been 226 units of temporary accommodation converted to permanent accommodation in total. During 2025/2026, there were 45 flipped properties against the target of 36 properties over the course of the year (average of 3 per month). The target will remain the same for 2026/2027 however the service again aims to exceed this target.
- Dundee City Council have also used RRTP funds to provide carpets, white goods, and furniture to support homeless applicants to transition from temporary accommodation to permanent lets during 2025/2026. The purpose of this is to allow homeless people to move into their permanent accommodation as soon as they have signed for the property. Approximately 500 households were supported through this initiative and the Transform Furniture Project. This funding will continue to assist with rapid rehousing during 2026/2027.

5. ADDITIONAL PRESSURES

- 5.1 There are well publicised pressures on homelessness services across Scotland. While the pressures will vary from area to area, common themes are pressures on temporary accommodation, insufficient supply of social housing to meet demand and increasing rental charges in the private rented sector.
- 5.2 SOLACE published a report in July 2023 titled “Housing in Scotland: current context and preparing for the future”. This report sets out the unsustainable pressure on local authority housing, the challenges and barriers that are limiting the supply of new homes and social rent tenancies and recommends action needed to implement change at pace and scale.
- 5.3 All of the pressures detailed in the report are impacting Dundee City Council and the progress of our RRTP.
- Although homeless applications decreased during 2025/2026, there was an increase of 18% the previous year
 - temporary accommodation demand remains considerably higher than pre-pandemic,
 - Bed and Breakfast and Hotels are still being used for temporary accommodation,
 - length of time in temporary accommodation is longer than anticipated and
 - the supply of permanent accommodation is insufficient to meet demand.

These pressures could be exacerbated further by increased levels of homelessness and additional humanitarian responses.

- 5.4 Dundee City Council declared a Housing Emergency in recognition of the significant and growing pressures across the local housing system, including homelessness demand, temporary accommodation costs, constrained housing supply, challenges in bringing empty properties back into use, and affordability pressures affecting households across the city.

These local challenges are occurring within the context of the Scottish Government's declaration of a National Housing Emergency, acknowledging that housing pressures are being experienced across Scotland and require a coordinated national and local response.

- 5.5 The mitigations proposed by Dundee City Council to address these pressures on the delivery of the RRTP include –
- Reduce the backlog of homeless applicants by temporarily changing quota to 65% of lets to homeless applicants
 - Engage with Registered Social Landlords to maximise the number of lets to homeless applicants
 - Reduce the use of B&B by creating additional units of temporary furnished flats
 - Explore procurement and acquisition routes to source temporary accommodation in the private sector
 - Secure permanent accommodation at the earliest possible opportunity by maximising the limited number of permanent lets available. This will be achieved by securing a reasonable offer of accommodation in any area of Dundee and any property type for homeless applicants in line with statutory duties.
 - Use the private rented sector where it is suitable to do so for applicants who wish to be housed in particular areas or house types
 - Increase the number of temporary furnished flats that can be ‘flipped’ to permanent accommodation through a targeted programme
 - Increase preventative measures with partners in preparation for ‘Ask and Act’ duties being implemented at a later date.

6. CONSULTATIONS

- 6.1 The Council Leadership Team have been consulted in the preparation of this report.

7. POLICY IMPLICATIONS

- 7.1 The content of this report was previously considered in report (22 November 2021) and remains valid. The original report was subject to an Integrated Impact Assessment. An appropriate senior manager has checked and agreed with this assessment. For follow-ups relating to initial reports agreed prior to 22/8/22 a copy of the Integrated Impact Assessment is available on the Council's website at www.dundee.gov.uk/iiia. For follow-ups relating to initial reports created after this date, a copy of the Integrated Impact Assessment is included as an Appendix to that initial report.

8. BACKGROUND PAPERS

- 8.1 None.

Tony Boyle
Executive Director of Neighbourhood Services

11 September 2026

**Scotland's transition
to rapid rehousing**



RAPID REHOUSING TRANSITION PLAN

**2025/2026
UPDATE**

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1. Introduction

Dundee City Council submitted an initial Rapid Rehousing Transition Plan to the Scottish Government in December 2018. This plan was approved by the Neighbourhood Services Committee in January 2019 and covered the period 2019-2024. Due to ongoing housing pressures throughout Scotland, additional funding was provided for Local Authorities to continue to develop Rapid Rehousing Transition Plans in subsequent years.

This document will provide an update on activities carried out during 2025/2026 and planned projects during 2026/2027. All contextual data relating to homelessness applications, homeless assessments, outcomes and the use of temporary accommodation has been updated to reflect the position at the end of 2025/2026.

This plan must be read with the understanding that pressures on housing and homelessness services across Scotland are at unprecedented levels, this culminated with the declaration of a national housing emergency and a local housing emergency was declared in Dundee during on the 02 March 2026. The significant rise in homelessness in Dundee during 2024/2025 has continued to present a substantial challenge but there was a reduction in applications during 2025/2026. The current housing situation is likely to influence delivery across the plan and will require careful prioritisation to ensure statutory duties continue to be met.

The projections have been updated from previous iterations of the plan. Due to the uncertainty in how the current housing and economic situation will impact on levels of homelessness, many of the projections contained within this iteration will require to be monitored throughout the year.

Despite the current uncertainty the original intention and vision of the plan still remain the same which is to:

- End Rough Sleeping
- Prevent homelessness from occurring
- Improve the standards and types of temporary accommodation
- Reduce time spent in temporary accommodation
- Increase supply of permanent accommodation options
- Provide appropriate support and accommodation

The Rapid Rehousing Transition Plan is based on partnership working with Dundee Health & Social Care Partnership and third sector organisations. This holistic approach to addressing homelessness in the city will continue with the creation of a new homelessness, prevention and sustainment strategy to complement and build on this plan.

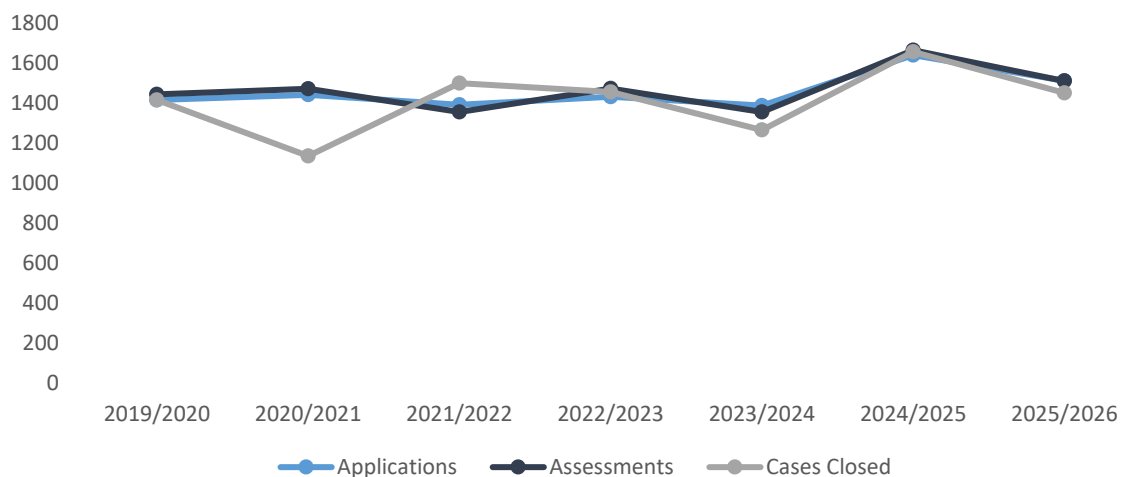
2. Homelessness position

This section provides details of homelessness applications, assessments and outcomes recorded by Dundee City Council in 2025/2026.

2.1. Homelessness applications

There were 1510 new homelessness applications made to Dundee City Council in 2025/2026. This was approximately an 8% decrease from the previous year but remains above previous years. Although the reduction is positive, demand remains above recent levels and should still be considered in the wider context of sustained housing pressure locally and across Scotland.

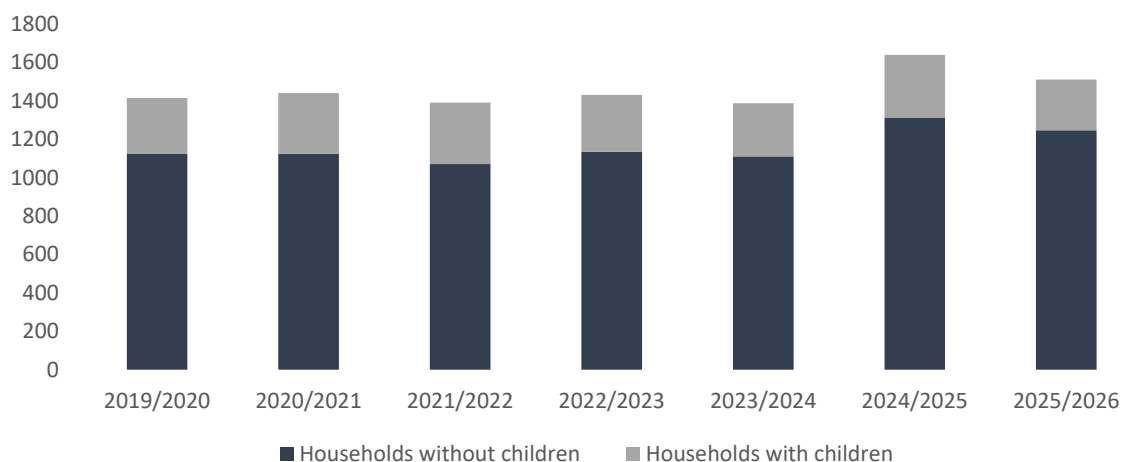
Homelessness applications and those assessed as unintentionally homeless 2019/2020 – 2025/2026



Household compositions

Single person households remain the largest group within Dundee's homelessness applications. In 2025/2026, single person applications totalled 1,184 out of 1,510 total applications, representing approximately 78% of all applications. The continued dominance of single person households has important implications for both temporary accommodation and permanent rehousing supply. Demand for one-bedroom accommodation is likely to remain high. However, the needs of families with children must continue to be considered because of similar pressures in securing larger settled family accommodation.

Breakdown of household composition in homelessness applications 2019/2020 to 2025/2026



Applications by property type and reasons

Applications from parental/family home/relatives and friends/partners remained the largest combined source of homelessness demand. In 2025/2026, there were 425 applications from parental/family home/relatives and 321 from friends/partners. Combined, these categories accounted for 746 applications, approximately 49% of all applications.

The reduction in applications from family/friends settings are positive, but these categories remain the main driver of demand. This reinforces the importance of early intervention, mediation, family support, housing options advice and prevention activity before household breakdown results in a homelessness application.

Applications from households leaving their own tenancy also remain high. When local authority, RSL, private rented, tied and owned properties are combined, 540 applications in 2025/2026 came from households losing or leaving their own property. This points to the continuing importance of tenancy sustainment, rent arrears intervention, domestic abuse responses, income maximisation and landlord engagement.

The appearance of 68 applications from asylum accommodation in 2025/2026 is a notable new pressure within the dataset. The HL1 dataset previously did not specifically identify applications from asylum accommodation, so this requires to be monitored closely within future RRTP reporting and operational planning.

The most common technical reason for homelessness in 2025/2026 was being asked to leave, with 452 applications. This accounted for approximately 30% of all homelessness applications.

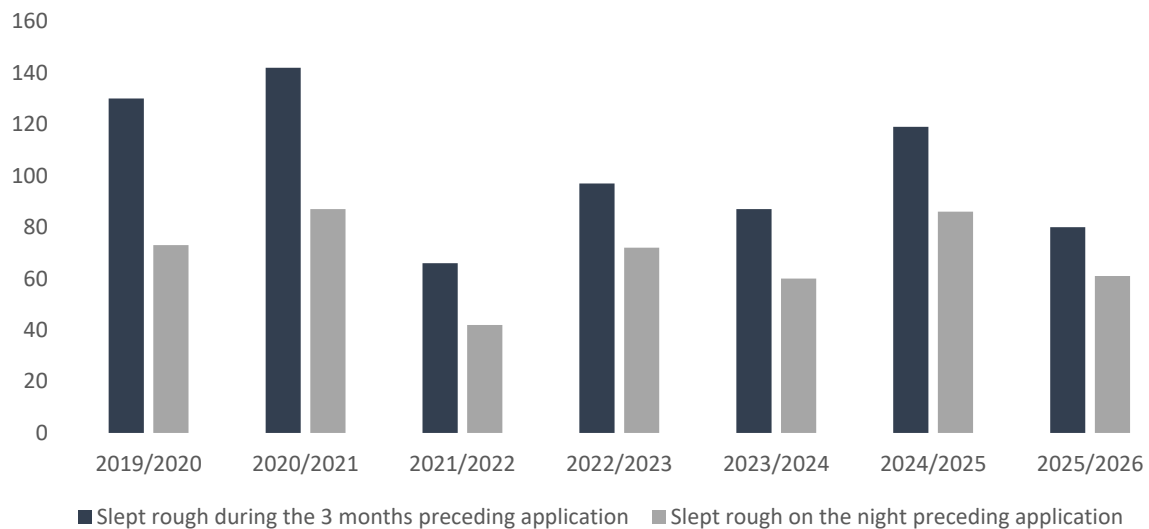
The data shows that household breakdown remains a central driver of homelessness. Being asked to leave, violent or abusive household dispute and non-violent relationship breakdown together accounted for 923 applications in 2025/2026. That represents approximately 61% of all applications.

Domestic abuse and violent or abusive household dispute remained high, increasing slightly from 240 to 244 applications. This reinforces the continued importance of trauma-informed responses, gendered pathways, domestic abuse policy and partnership working with specialist support providers.

Landlord action also increased, with applications from other landlord action rising from 100 to 115. This indicates that tenancy sustainment and early landlord engagement should remain core RRTP prevention priorities.

2.2. Rough Sleeping

80 applicants stated on their application that they slept rough in the 3 months preceding their application. Of these, 61 also stated they slept rough the night before their application. This is a 33% decrease in people stating on their application that they slept rough in the 3 months preceding their application and a 29% decrease in people stating they slept rough the night before their application from the baseline position. Dundee City Council continue to work with partner agencies to respond to any reports of rough sleeping as quickly as possible along with longer-term preventative interventions such as Housing First.

Applications where rough sleeping was reported 2019/2020 to 2025/2026

2.3. Homelessness assessments

The number of assessments completed reduced from 1,663 in 2024/2025 to 1,509 in 2025/2026. Homeless or potentially homeless cases reduced from 1,378 to 1,240. This represents a reduction in statutory demand compared with 2024/2025, although the level remains above several earlier years in the RRTTP period.

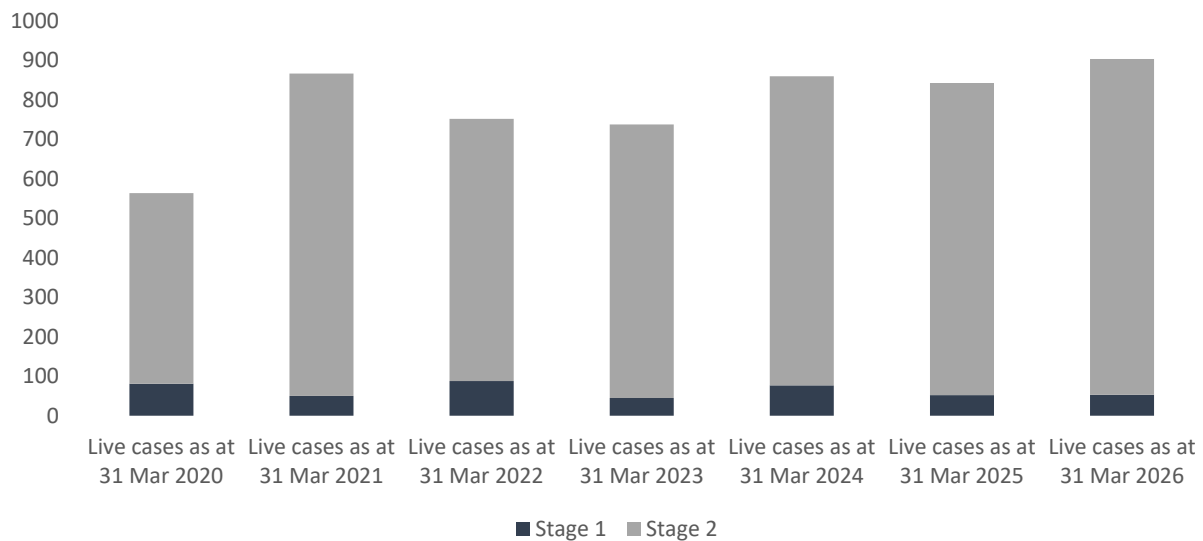
The percentage of applications assessed as homeless or potentially homeless cases in 2025/2026 was approximately 82%. This is a significant planning assumption because it means that even where applications reduce, a high proportion of assessed households continue to require statutory intervention.

The proportion of cases lost contact before assessment reduced to 2.58% in 2025/2026. This is the lowest rate in the dataset and suggests positive performance in maintaining engagement before assessment.

2.4. Open cases on 31st March

The number of live cases at the end of the year increased from 843 in 2024/2025 to 904 in 2025/2026. This is the highest year-end live case figure in the dataset. This included 53 Stage 1 cases awaiting assessment and 851 Stage 2 cases awaiting discharge of duty.

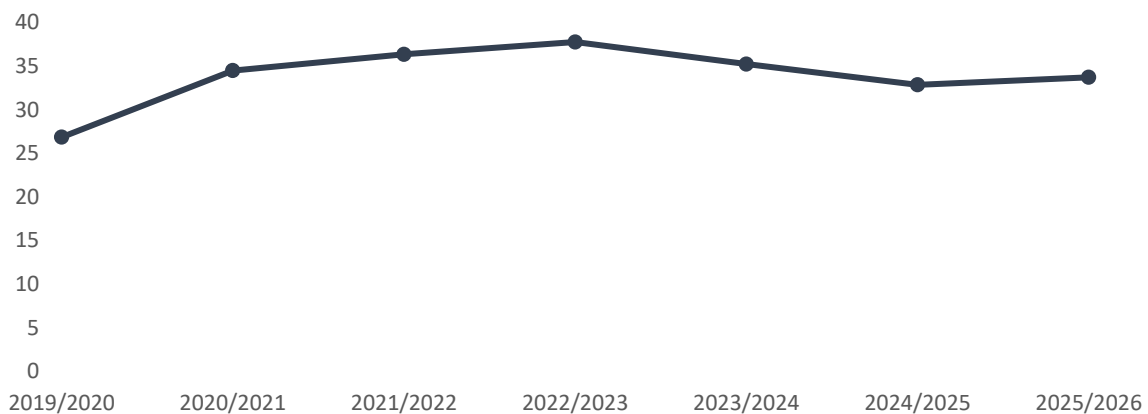
The increase in live cases despite lower applications suggests that demand pressure is now being driven by accumulated backlog as well as new presentations. This is a critical RRTTP issue because backlog affects temporary accommodation demand, case duration, applicant experience and the ability to meet statutory duties quickly.

Open cases at end of financial year 2019/2020 to 2025/2026

2.5. Average length of cases closed during the financial year

Average time to discharge duty was 33.71 weeks in 2025/2026, compared with 32.84 weeks in 2024/2025. Although this remains below the 2022/2023 peak of 37.75 weeks, the increase in 2025/2026 indicates continuing pressure on rehousing pathways and case resolution.

The data indicates that Dundee City Council has not returned to the shorter case durations experienced before 2020/2021. This is consistent with the wider pressure on housing supply and the increase in live homelessness cases.

Average length of case (weeks) for homeless cases 2019/2020 to 2025/2026

2.6. Outcomes

There was a total of 1449 outcomes recorded during 2025/2026. The reduction in Scottish Secure Tenancy outcomes from 993 to 793 is significant. There were 62 outcomes to a Private Residential Tenancy. Lost contacts before discharge of duties dropped from 124 to 110 but as a proportion of outcomes was almost identical to the previous year. The drop in outcomes is concerning as for the backlog to reduce; this needs to be higher than the normal of new applications. There were 61 more applications than outcomes during 2025/2026. This is addressed further in the plan for 2026/2027.

3. Temporary accommodation position

Temporary accommodation remains a critical component of Dundee's homelessness response and Rapid Rehousing Transition Plan. Whilst rapid access to settled accommodation remains the overarching objective, temporary accommodation continues to play an essential role in ensuring that households experiencing homelessness have immediate access to safe and suitable accommodation while permanent housing solutions are secured.

This chapter examines temporary accommodation demand, utilisation, household composition, placement duration, occupancy levels and suitability using data contained within the HL2 and HL3 Annual Report for Dundee City 2025/2026.

The analysis demonstrates that although homelessness applications reduced during 2025/2026, demand for temporary accommodation remains higher and above historic levels. A combination of increasing live homelessness cases, prolonged stays within temporary accommodation and ongoing pressures on housing supply continue to place substantial pressure on the temporary accommodation system.

3.1. Capacity

As a response to the pandemic, a significant amount of additional temporary accommodation was created to mitigate no permanent lets being made. Most additional capacity was met by creating additional temporary furnished flats. We have also needed to utilise B&B and hotel accommodation. This has continued to be used for emergency placements with alternative accommodation being sourced as quickly as possible.

There were 506 units of potential temporary accommodation capacity on 31 March 2026 (excluding B&B and hotels). This accommodation is spread throughout the city and comprises of flats, hostels, supported accommodation and supervised units. This is approximately an 8% increase from the capacity of 467 at the end of the previous reporting year.

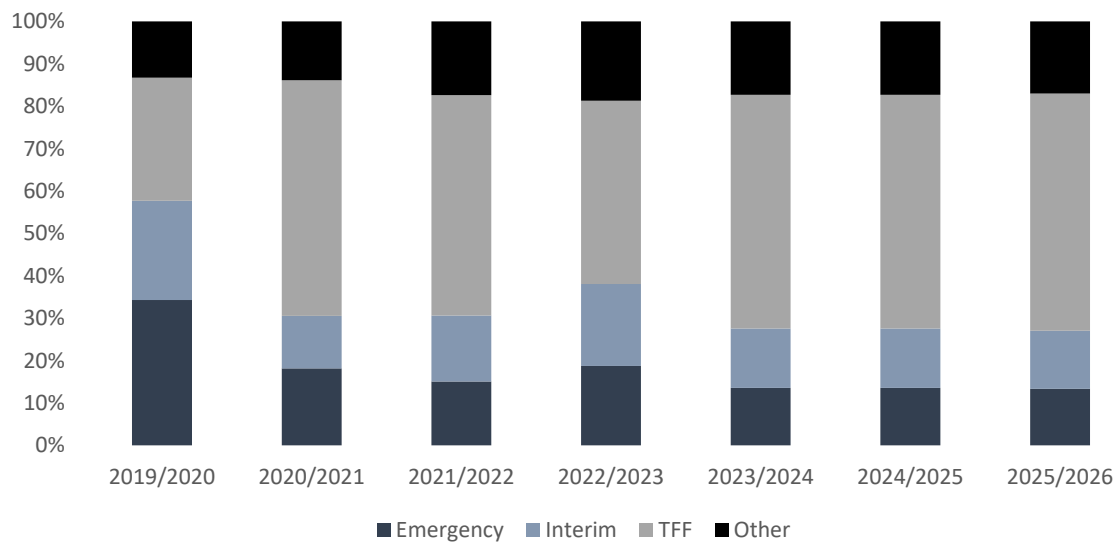
This capacity did not include bed and breakfast/hotel type accommodation which was used to meet demand above useable capacity. Useable capacity would exclude void/damaged properties or where the household could not access available accommodation for example if a household with children presented and the only available accommodation was in Lily Walker Centre. Accommodation such as hotels and bed and breakfast can normally be used for up to 7 days in respect to the applicant's case without being unsuitable. The most households we had in temporary accommodation at any point during 2025/2026 was 495.

The total capacity can fluctuate throughout the year depending on demand and flipping of temporary accommodation to permanent stock.

3.2. Type of provision

Based on the overarching type of the accommodation, the composition of Dundee City Council's provision of temporary accommodation at 31/03/2026 was:

Proportion of temporary accommodation types across plan



Throughout the year 90 new temporary furnished flats were created to build capacity and replace properties that were flipped to permanent accommodation. As it stands over half of our temporary accommodation is now temporary furnished flats. The creation of this type of accommodation gives us the greatest flexibility when adjusting our capacity.

Approximately thirty percent of the temporary capacity is in specifically designed accommodation for single homeless households. This is accommodation such as Lily Walker Centre, Brewery Lane, Dundee Survival Group and accommodation run by Salvation Army. There are other specialist provisions such as Dundee Women's Aid and Action For Children that cater for specific groups. Approximately 62% of temporary accommodation is in Temporary Furnished flats dispersed throughout the community. These flats provide the most flexible accommodation and can be used for all household types.

Over half of the network flats (56%) are 2-bedroom properties, 35% are 1 bedroom or bedsits and 8% are 3+ bedroom. As 2-bedroom properties can be used for single person households or households containing children, these proportions seem fairly representative of demand.

The 'other' category includes Women's refuge accommodation and unfurnished flats which can be used for applicants with their own furniture. B&B accommodation is not included in our capacity but has been used to meet surplus demand when normal capacity is exhausted along with serviced apartments.

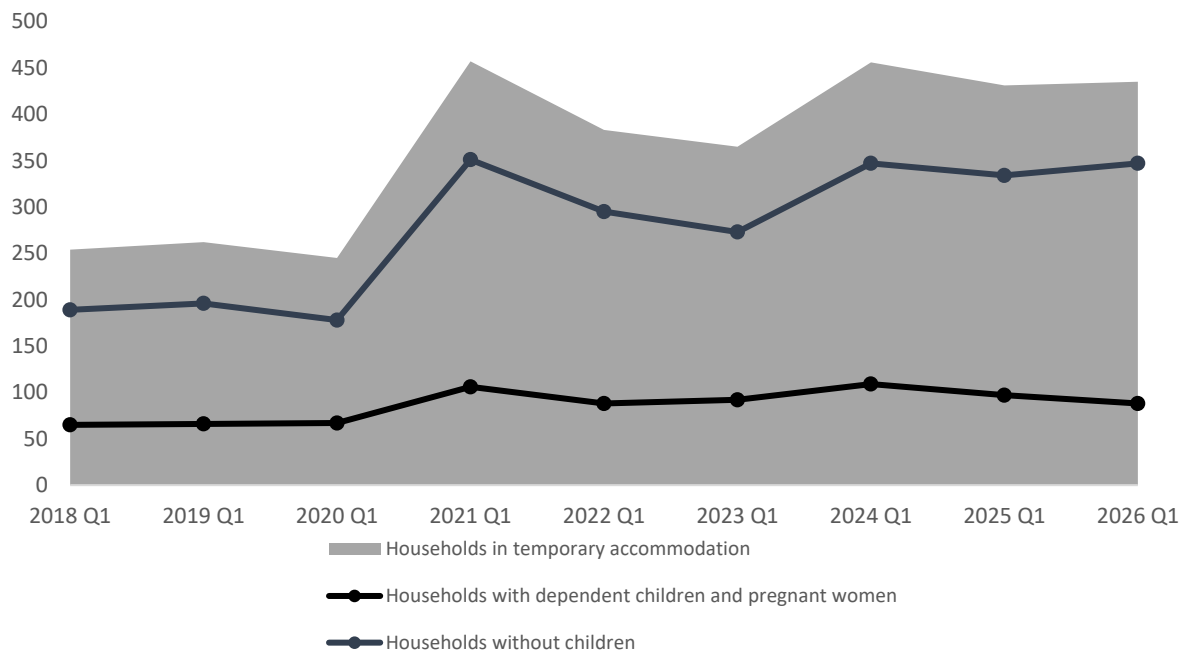
3.3. Households in temporary accommodation at end of year

The HL2 return recorded 435 households in temporary accommodation at 31 March 2026 compared with 431 households at 31 March 2025. While this is only a very small increase, it highlights the particular pressures on temporary accommodation even when homelessness applications have reduced. Households containing children reduced from 97 to 88. The number of children in accommodation reduced from 227 to 205.

The increase in temporary accommodation occupancy mirrors the increase in live homelessness cases reported within the homelessness dataset. This suggests that pressures are being driven

primarily by reduced throughput into settled accommodation rather than by increasing new demand alone.

Number of households in temporary accommodation at end of financial year 2019/2020 to 2025/2026



3.4. Number of households living in temporary accommodation during 2025/2026

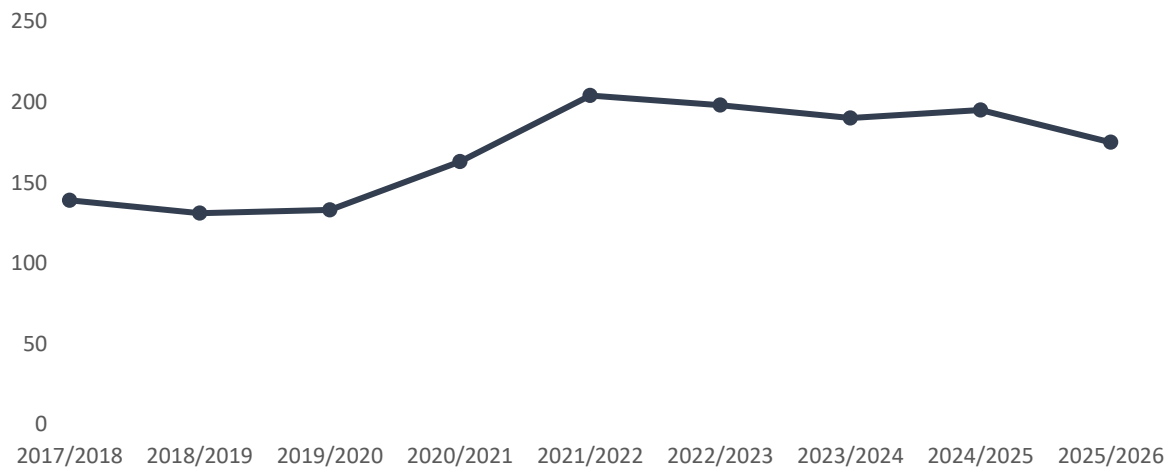
During 2025/2026 there were 885 individual households that started new temporary accommodation placements, this was a decrease on the 922 households that started new placements in 2024/2025. When these households are added to the applicants who were in temporary accommodation from the previous reporting period there were an estimated 1320 households living in temporary accommodation throughout 2025/2026.

3.5. Type of households

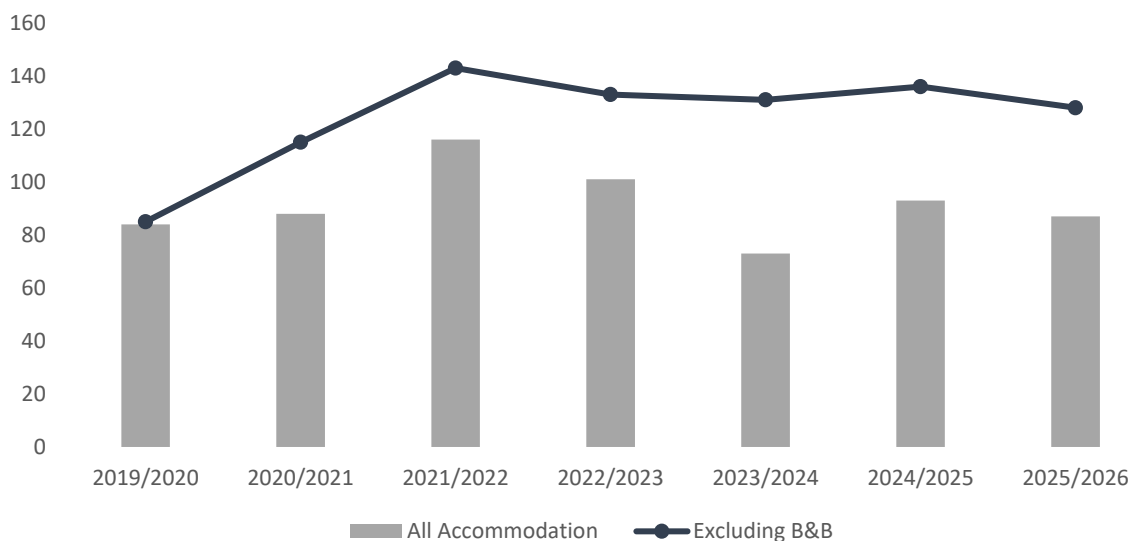
During 2025/2026 there were 1320 unique households which lived in temporary accommodation. Approximately 80% of these households were single persons. This proportion has increased from 75% in 2017/2018. Almost all multiple placements were made by households without children.

3.6. Length of placements

The total length of stay in temporary accommodation has reduced to 175 days from last year's position of 195 days. There is some variance between household types (mainly due to size of accommodation required) but the overall averages for households containing children is higher than for single people at approximately 183 days.

Average length of stay across all placements during plan

The average length of stay in temporary accommodation per placement in 2025/2026 was 87 days this was a 5 day decrease from 2024/2025 but higher than targeted. However, it is also important to note that this average is impacted as a result of 636 B&B placements at an average of 13.6 days. With B&B removed, the average length of stay per placement was 128 days. This was 8 days fewer than in 2024/2025.

Average length of stay per placement in temporary accommodation 2019/2020 to 2025/2026

The longest average length of placements was in temporary furnished flats at 193 days. However, there is significant variance within this category depending on the size of house required for permanent accommodation.

Average length of placements within interim accommodation was also 193 days. There is still some variance between the length of stay between accommodation providers in this type of accommodation.

'Other' temporary accommodation includes a variety of temporary accommodation such as women's refuge, B&B and unfurnished properties, as such there is significant variance in this category. The overall average was 52 days.

The average length of placements in B&B accommodation was considerably shorter at 13.6 days than other types of temporary accommodation. Applicants tend to be accommodated in this type of temporary accommodation initially before being moved on to other types of temporary accommodation.

3.7. Bed and Breakfast Usage

During 2025/2026, there were 636 Bed and Breakfast placements at an average stay of 13.6 days. This resulted in 308 breaches of the Homeless Persons (Unsuitable Accommodation) Order 2014 which were reported to the Scottish Government.

Although the number of households accommodated in Bed and Breakfast at 31 March 2026 was relatively low at 15 households, the average placement duration increased to 13.6 days.

There has been significant growth in Bed and Breakfast placements since 2022, due to increasing strain on other forms of temporary accommodation during periods of peak demand.

Reducing reliance on Bed and Breakfast accommodation remains a strategic priority.

4. Temporary accommodation projections

This section will set out the immediate resource requirements to meet continuing demand for temporary accommodation and mitigate the use of unsuitable temporary accommodation such as hotels. A wider strategic response is planned to fully review the temporary and supported accommodation provision throughout the city.

The most significant issue for the RRTP is therefore not simply the level of new applications, but the relationship between new demand, case closure, rehousing supply and the live case backlog. As a result, there will be models created with various assumption (full details of projections are available at Appendix B). For the purpose of models within this plan, the central assumptions will be used. There are particular concerns that there continues to be an increase in homelessness and demand for accommodation as a result of the current national and local housing emergency.

4.1. Homelessness Application Trends

Homelessness applications were relatively stable between 2020/2021 and 2023/2024, ranging from 1386 to 1440 applications per year. Applications then increased significantly to 1638 in 2024/2025 before reducing to 1510 in 2025/2026.

The 2024/2025 increase appears to represent an exceptional spike in demand rather than a continuation of the earlier trend. However, the 2025/2026 figure remains above the levels recorded between 2020/2021 and 2023/2024, suggesting that demand has not fully returned to the previous baseline.

This supports the use of a cautious planning assumption for 2026/2027. While applications reduced in 2025/2026, it would not be prudent to assume that demand will return to the lower pre-2024/2025 level without sustained prevention, increased settled housing supply and effective case management.

4.2. Homelessness Assessment

In 2025/2026, the ratio of homeless or potentially homeless cases to assessments was approximately 82%. This indicates that the majority of households who progress to assessment continue to require statutory homelessness intervention.

This conversion rate is important for future planning because changes in applications are likely to translate directly into changes in statutory homelessness demand. It also reinforces the importance of preventing homelessness before crisis point, as a high proportion of assessed households continue to require a statutory response.

Planning assumptions

The central planning assumption should therefore be 1,500 homelessness applications and approximately 1,215 homeless or potentially homeless cases in 2026/2027.

The low and high scenarios should be used for sensitivity testing of temporary accommodation capacity, staffing, housing support, private rented sector activity and rehousing supply. This is a planning recommendation based on the scenario outputs from RRTP.

4.3. Temporary Accommodation Demand

During 2025/2026, approximately 56% of applicants required temporary accommodation. This is similar to the same proportion as the previous year. Completely new demand accounted for 848

households and there was also a further 37 households that presented in previous years but required temporary accommodation for the first time in 2025/2026, this meant that new demand was 885 households.

Approximately, 78% of new demand was from single person households. This is a similar proportion to previous years. For households containing children, just under 80% contain 1 or 2 children. Although households containing more children would only make up a small proportion of demand, these households do tend to stay in temporary accommodation for longer periods.

These proportions are relatively similar to the households which were remaining in temporary accommodation at the end of the year.

Due to the current economic situation and other external factors such as successful asylum seekers, it is extremely difficult to predict demand for 2026/2027. Although the demand for the last two years has been higher than in previous years, it would not be prudent to assume a reduction. The central assumption should be for a similar level of new demand as last year (around 850 households of new demand). The lower assumption would be a return to the levels seen in previous years (around 800 households of new demand). The higher assumption would be an increase to around 900 households of new demand.

4.4. Average length of stay

The average length of stay in temporary accommodation for all individuals who left temporary accommodation during 2025/2026 was 175 days. There is considerable variation within this and households with children had a higher average length of stay (183 days) than single persons (172 days). For households with 1 or 2 children, the length of stay was lowest (129 days) but households containing 3 or more children had by far the highest average length of stay (261 days). There are various reasons for this, but single person households are more likely to have very short stays through returning to previous arrangements and losing contact with the service.

For those whose case was closed during the year, their entire time in temporary accommodation will be included, not just time spent in temporary accommodation during the reporting year.

As highlighted previously, most of the demand for homelessness services is from single person households. There are considerable waiting times for 1-bedroom permanent accommodation, but many single applicants have access to children that allows them to be offered a 2-bedroom property under our allocation policy. There is a risk that the average length of stay will increase due the current level of demand from single person households. The central assumption will be an increase in average length of stay compared to 2025/2026 to 200 days. The lower assumption is a reduction in length of stay but this would not be expected to be significant, possibly down to 180 days. A bigger risk is average length of stay can increase due to such high levels of demand and other external factors. The higher assumption could be up to 220 days.

4.5. Modelling capacity

As noted in the introduction, the purpose of this report is to set out the immediate resource requirements to meet continuing demand for temporary accommodation and mitigate the use of unsuitable temporary accommodation such as hotels. It is not intended to remodel the temporary accommodation supply; this will require a wider strategic response and consultation. As such, this modelling will only set out the total capacity requirements to meet demand.

Modelling area	Assumption / calculation	Value
Existing position	Current temporary accommodation capacity	506 units

Existing position	Households in temporary accommodation at end of reporting year	435 households
Central assumption	New demand throughout year	850 households
Central assumption	Numbers exiting temporary accommodation	915 households
Central assumption	Total stays during year	1,302 stays
Central assumption	Average length of stay	200 days
Planning allowance	Void rate	10%
Capacity calculation	Bed nights required: 850 x 200	170,000 bed nights
Capacity calculation	Usable capacity required per night: 170,000 / 365	466 units
Capacity calculation	Total capacity required, including 10% void allowance	513 units
Overall position	Deficit against current capacity: 513 - 506	7 units

Based on the central assumptions, there is only a small deficit in total temporary accommodation supply. However, usable capacity has consistently been exceeded by demand which has led to use of bed and breakfast accommodation. The main issue currently is the void rate has been consistently above 10% due to the turnaround of properties after a household vacates.

To achieve this target, it is recommended that we continue to:

- Set up additional temporary furnished flats to meet deficit through existing supply or acquisition
- Use mainly 1 and 2 bedroom properties to allow flexibility in placements
- Review void process for temporary furnished flats to improve turnaround times
- Review support needs assessment to ensure sustainable placements
- Formulate alternative models to ensure capacity matches demand in the event of changing demand
- Explore alternative options such as redeveloping empty buildings

All variables will require to be reviewed on a regular basis to ensure an appropriate balance between providing temporary accommodation and permanent accommodation. This is particularly the case if turnaround times improve or demand drops.

5. Support Needs

The provision of the appropriate level of support for each applicant will be a key determinant of the success of the transition to rapid rehousing.

- Housing First is the first response for people with complex needs and facing multiple disadvantages where assertive, intensive housing support will be provided.
- Where mainstream housing, including Housing First, is not possible highly specialised supported accommodation with on-site support provision.
- Within tenancies housing support services.

The current and predicted levels of support needs are documented in this section of the plan. This is based on HL1 data collected through the homelessness application process and is not a comprehensive assessment of support needs throughout the city.

5.1. Type of support needs

Based on HL1 assessment data in 2025/2026, 48% of applicants who were assessed as homeless or threatened with homelessness had no support needs (this was 55% last year) and a further 22% had one identified support need (21% last year). Two support needs make up 14% of those assessed (14% last year) and 17% have 3 or more support needs (10% last year). These changes from last year show a marked increase in the level of applicants who have been assessed as having multiple support needs. Anecdotal evidence suggests that along with the proportion of applicants with high support needs increasing, the level of support that is required for these individuals is significantly increasing.

Of those with identified support needs in 2025/2026, the most common support needs were mental health problems, over 1 in 3 applicants described themselves as having support needs for mental health problems, and Basic housing management/independent living skills (28% of applicants). Drug and/or alcohol dependency was a recognised support need for only 8% applicants who were identified as having support needs. In the baseline position Basic housing management was the most common support need but this has now been surpassed by mental health problem. All categories of support needs increased during 2025/2026 from the previous year.

5.2. No/low support needs

Almost half of homeless applicants to Dundee City Council will fall into this category. These applicants will have no or low support needs except for assistance in being provided with suitable accommodation. Based on current data 48% of applicants have no support needs and 22% have only 1 identified support needs so may also fall into this category. This group of applicants would need case management and housing options assistance to source a suitable property as well as sign-posting and low-level tenancy services provided by housing providers.

5.3. Medium support needs

This proportion of homeless cases requiring this level of support would be approximately 14% based on current data. This is based on the proportion of applicants who have been assessed as requiring support excluding applicants who fall into other categories. This group would be capable of sustaining mainstream housing with the support of a visiting housing support service, along with other statutory and third sector supports.

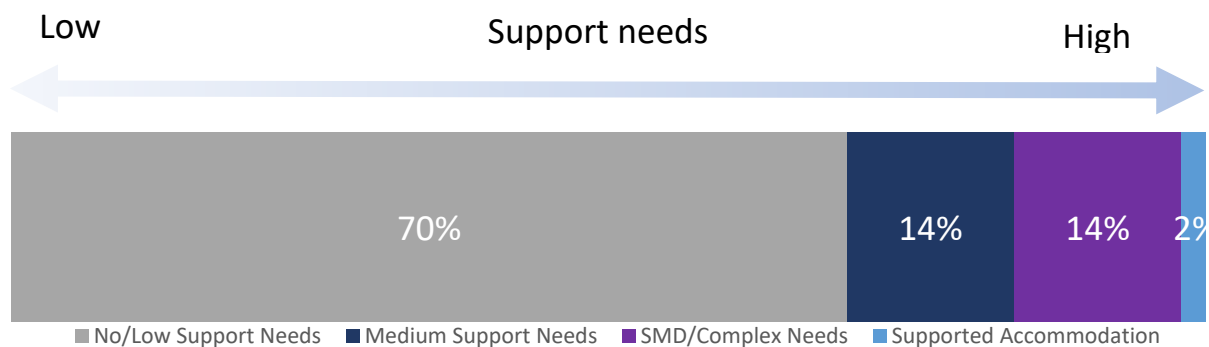
5.4. High Support Needs (SMD/Complex needs)

Based on research carried out by Heriot-Watt University, Dundee City Council has one of the highest incidences of Severe and Multiple Disadvantage/Complex needs in Scotland. This includes applicants with history of involvement with homelessness, criminal justice and substance misuse. By applying this methodology to HL1 data from 2025/2026, approximately 14% of applicants assessed as homeless could fall into this category. With suitable multi-agency planning a proportion of this cohort would be capable of sustaining a mainstream tenancy with housing support and other professional supports while a small proportion may require supported accommodation. This approach should reduce the likelihood of repeat homelessness.

5.5. Supported Accommodation

This category would contain applicants where independent living within the community is not possible and permanent supported accommodation would be the most appropriate outcome. It is expected that the proportion of applicants requiring this form of accommodation would be lower, with perhaps only 1- 2% of cases per annum falling into this category. It is expected that the proportion could drop once appropriate supported accommodation is available for all applicants that require this type of accommodation. The supply for this accommodation could be met by realigning from existing temporary accommodation stock.

Proportion of support requirements across plan



6. Rapid Rehousing Plan

This section will contain the main plans, targets and projects to achieve the overall aims of our rapid rehousing plan over the course of the plan. It is acknowledged the plan will remain dynamic, and the main focus will be on plans for the next year and will be continually monitored and adapted.

6.1. Proportion and numbers for rehousing supply requirements to meet demand over plan

The backlog of cases awaiting discharge of duties at the end of 2024/2025 was 791, this has now risen to 851 by the end of 2025/2026. To reduce this backlog during 2026/2027 will require an increase in the number of lets across all housing providers and tenures. Due to the uncertainty over the number of lets which will become available and the level of homelessness applications in the future, this element of the plan remains changeable and are very much estimates only.

It was initially expected that the increased focus on prevention would lead to at least a small reduction in the number of homelessness applications over the plan, but future trends remain very uncertain. Although homelessness presentations decreased from the previous year, this was in the context of significant increase in applications during 2024/2025, the figures for 2025/2026 had still not returned to previous levels. The central assumption will therefore be approximately 1500 applications.

It is estimated that around 75% of applicants will be assessed as unintentionally homeless and a further 7% as threatened with homelessness. While there is no immediate duty to secure accommodation for those who are threatened with homelessness, it would be prudent to expect that some will need accommodation. There will also be some lost contacts, applicants who make their own arrangements or return to previous arrangements which would reduce the total number of lets required. This normally makes up around 18% of case closures on average.

Using the central assumptions of 1500 homelessness applications in 2026/2027. In order to reduce the backlog to around 700 households, the following targets will be required in this model:

- 60% of lets across the Common Housing Register until the bulk of the backlog of applicants is cleared. Based on the assumption that Dundee City Council would let approximately 1000, this would result in an approximately 600 lets to homeless applicants
- Approximately 250 lets from Registered Social Landlords in the CHR.
- Due to the nature of the stock in the city this is likely to be the highest achievable figure.
- Approximately 60 lets from Registered Social Landlords who are not part of the Common Housing Register
- Approximately 80 private sector tenancies. This is a significant increase on last year's position and would need to be achieved through increased use of the rent deposit guarantee scheme and the mitigations provided by the Scottish Government for rental shortfalls through Discretionary Housing payments.
- Approximately 350 cases closed due to applicants returning to previous arrangements, making their own arrangements or losing contact.
- This would see the backlog reduce to around 700 applicants by the end of 2026/2027.

Either an increase in homelessness or a decrease in lets would likely see the backlog increase. A worst-case scenario where there is an increase in homelessness and a reduction social sector lets would see the backlog increase significantly if the other variables remained constant.

6.2. Securing accommodation under homelessness legislation

Due to unprecedented pressures on housing stock and temporary accommodation, all applicants that are being assisted under homelessness legislation will be required to maximise their housing options. This means that all tenures, areas and property types will be considered when securing accommodation.

This will apply to all applicants that Dundee City Council consider to be homeless or threatened with homelessness. It will also apply to applicants that have been allocated notice to quit points to prevent homelessness from occurring and Housing First applicants.

6.3. Working with social housing providers to optimise the rehousing process

Dundee City Council have an established Common Housing Register including Abertay Housing Association, Caledonia Housing Association and Hillcrest Housing Association as full partners. These housing providers also share a Common Allocations Policy with Dundee City Council. The agreed quota of lets to homeless applicants is 55%. This requires to increase to 60%.

There are several Registered Social Landlords that have housing in Dundee but are not part of the Common Housing Register. Where Dundee City Council nominate or refer to another landlord to secure accommodation, it will be for all property types and areas as per above. Individual applications can also be made to these landlords, and it is expected that housing options will be maximised to enhance prospects.

The Registered Social Landlords are currently developing new build housing throughout the city and have committed to nominations and referrals from Dundee City Council for all developments.

6.4. Rehousing solutions in the private sector

The Rapid Rehousing Transition Plan requires increased utilisation of the Private Rented Sector. This is normally used as a viable housing option and particularly for applicants requiring housing in areas or property types which have a low turnover in the social rented sector.

Homefinder, our Rent Deposit Guarantee Scheme works to increase accessibility to the PRS. This team will provide specialised support to liaise with private sector landlords, facilitate viewings and secure private sector housing for applicants in housing need to alleviate and prevent homelessness. This was also supplemented with a rent in advance scheme to further enhance accessibility to this sector. There were 62 homeless households rehoused into the private rented sector during 2025/2026.

During 2025/2026, we aim to deliver an enhanced PRS Access Scheme incorporating the existing Rent Deposit Guarantee Scheme. This proposal would see the Homefinder team qualified to deliver an enhanced service which would allow a more interactive service for PRS landlords whereby the team could assist landlords with creating tenancy agreements and other tenancy notices and providing ongoing support and assistance to maintain and sustain tenancies.

Positive Steps provide supported accommodation within the private rented sector. This service provides furnished properties to vulnerable individuals who require substantial support to maintain and engage a tenancy. These properties are leased from both the social and private sector and decorated and furnished by Positive Steps. The individual is supported for a minimum of 2 years and when independence is reached, the property is signed over to the tenant and they become the tenant of the social or private landlord from which the property is leased. This service provides homes to over 50 individuals at any one time and properties are dispersed throughout the city. This

provides choice of area and properties to the individuals that are supported. This service has been operational for more than 15 years and has now also purchased properties to expand this service within Dundee.

6.5. Converting temporary furnished flats to settled home/Scottish Secure Tenancies

The original plan featured a target to convert 20 temporary furnished flats to Scottish Secure Tenancies. There have now been 226 units of temporary accommodation converted to permanent accommodation. During 2025/2026, there were 45 flipped properties against the target of 36 properties over the course of the year (average of 3 per month). The target will remain the same for 2026/2027.

This initiative provides permanent housing which minimises disruption for the household. The suitability of the accommodation will always be considered as well as the demand for accommodation in the area.

6.6. Housing First

The initial plan outlined the transition and mainstreaming of Housing First if successful, would be funded through the reconfiguration of existing support services being delivered across the hostel/temporary accommodation supply in the city. This commenced in March 2020 when the partnership closed one of the largest hostels in the city with Transform Community Development and reconfigured the service to deliver outreach housing support aligned with Housing First principles. In year 3 of our RRTP, this service was mainstreamed to deliver Housing First support to residents of Dundee.

Transform Community Development has continued to provide a community-based Housing First programme in partnership with Dundee City Council and the Dundee Health & Social Care Partnership. Hillcrest and Home Group also form an integral part of the partnership by providing permanent tenancies for the project. Funding for this project has increased due to the closure of a supported accommodation unit. This now gives a staff team of 12 with capacity for 84 participants. There were 37 new Housing First tenancies started in 2025-2026 with the project running at capacity throughout the year.

There is an acceptance that for some households mainstream housing or community-based housing first will not be appropriate. An assessment of need will take place during this year to develop housing-based solutions for this group with appropriate support. This demand could be met by the reconfiguration of units currently used as temporary accommodation. This is progressing in partnership with DHSCP, Transform Community Development, Caledonia Housing Association and DCC.

6.7. Furnished tenancies

Dundee City Council used RRTP funds to provide furnished permanent lets during 2025/2026. The properties were carpeted, have basic furnishings and white goods provided. This was in partnership with Transform Community Developments Furniture Project. The purpose of this was to allow homeless people to move into their permanent accommodation as soon as they have signed for the property.

528 tenancies were set up or partially set up using this fund during 2025/2026. This investment will continue during 2026/2027.

This will particularly be targeted at those moving on from temporary accommodation who would struggle to obtain their own furnishings. The intention of this is to reduce time in temporary accommodation and allow for successful integration into the local community.

Dundee City Council also provide grant funding to Transform Community Development and Starter Packs for this purpose.

6.8. Particular Pathways

Our original plan identified 3 particular pathways that required particular responses as part of our Rapid Rehousing Transition Plan.

Below is a brief summary on how these operated during 2025/2026 -

Prisoners

A pilot was carried out by Positive Steps where they provided supported housing in a private sector flat for prisoners directly on release from prison. This pilot was expanded to provide a housing first tenancy on liberation. This was a Dundee City Council property which Positive Steps lease and let as a Private Residential Tenancy to the applicant with intensive housing support.

A dedicated support programme, Positive Pathways, supported offenders on liberation. This support ranged from tenancy support, sourcing storage of personal goods, benefit and poverty support, sign posting to specialised external agencies, addressing substance use, relationship issues, sourcing accommodation on liberation, meet and greet on liberation, etc. the aim was to reduce repeat homelessness and provide support for 12 months after liberation. The service enabled individuals to move to settled accommodation on release and for staff to support with preventative and reactive assistance. In total, 44 people were accommodated through this project. This demographic has a high proportion of repeat homelessness and high support needs. There was an 84% sustainment rate which is generally comparable to rates for other applicants.

Positive Pathways also provided crisis intervention support during 2025/2026. This service supported individuals who have been incarcerated, regardless of the length of sentence or from which prison they have been liberated, to access services and accommodation in the same way as other people living in the community. Positive Pathways Crisis Intervention supported individuals who have been identified as requiring support regarding crisis, homelessness, and threat of homelessness, to break the repeated process of incarceration, homelessness, and incarceration.

While there is recognition of the positive progress made, there is also an understanding that to fully adopt the requirements set out in the SHORE standards we can do more.

During 2026/2027, there will be an 18-month pilot for providing services in HMP Perth and the Bella Centre for those people who are in prison and who have housing issues. The aim of this pilot would be to improve working links between HMP Service and DCC housing services; to prevent homelessness where possible and provide homeless individuals with the right support during their sentence and following liberation to improve their housing outcomes and to prevent re-offending whilst making appropriate links and supports to Community Justice and Employability. The pilot model outlined in this proposal would be run from HMP Perth the Bella Centre.

The overall project aim is to improve engagement with people in prison and establish strong working relationships with prison staff to prevent homelessness occurring among sentenced prisoners and people on remand.

Going into more details, the project aims to enable people in prison to:

- maintain accommodation through their prison sentence where possible;
- to responsibly surrender accommodation where appropriate including alternative housing options for release from prison
- Support to explore employability opportunities both within and out with prison and;
- to access accommodation and support on release from prison.

Additional aims of the project are to:

- Assist in managing direct and indirect costs associated with the tenancies and temporary accommodation for people in prison and people released from prison;
- Liaison with landlords, benefit agencies and any relevant support providers to prevent housing loss.
- Prevent re-offending;
- Contribute to community safety;
- Contribute toward policy development within prisons and Scottish Government;
- Promote and develop learnings from the delivery model.

Gendered approach

The scope of the original domestic abuse pathway has increased to a gendered approach to service provision.

Following research from University of Dundee and Dundee Women's Aid we have repurposed a temporary accommodation unit to a gender specific service for homeless females. This accommodation will provide 11 self-contained 1-bedroom flats along with gender specific support.

Gender specific support has also been recognised as a key factor in sustainment, and part of the RRTP funding has continued to be allocated to provide 2 housing support workers within the temporary accommodation unit. This provided support to 37 residents during 2025/2026.

Dundee City Council also have a domestic abuse policy which aims to prevent homelessness by prioritising high risk domestic abuse cases to be rehoused as an emergency.

Young People

Action For Children delivered a Youth Prevention Service in partnership with Dundee City Council during 2025/2026. This service was set up to proactively prevent young people leaving the family home, if it is safe to do so. AFC supports young people and families to take a solution focus approach through facilitated conflict resolution until a suitable outcome is achieved.

Action for Children used a number of interventions to assist and support a young person. Some examples are listed below.

- Conflict resolution
- Homeless education
- Outdoor activities
- Diversionary activities
- Individual support
- Tenancy support, if they are already in accommodation
- Flat sharing where appropriate
- Access to temporary supported accommodation in crisis situations

- Support to both young people and their families where an assessment has indicated this need
- Advocating on Young people's behalf's
- Engaging young people with employability training providers

The predominant reason for presentation for young people was relationship breakdown and/or were experiencing conflict at home. There is also longer-term early intervention carried out such as delivering housing and homeless awareness sessions in local schools. Temporary accommodation is also provided by AFC for homeless young people with dedicated blocks of supported temporary accommodation. 27 Young people were provided with this form of temporary accommodation during 2025/2026.

6.9. Homeless prevention fund

A flexible Homelessness Prevention fund was administered by Dundee City Council and Hillcrest Housing Association. This provided tenure neutral assistance to people at risk of homelessness to address a variety of issues which were putting accommodation at risk. This included assistance with rent arrears, providing essential furnishings, support with addressing hoarding and essential repairs. In total 55 households were provided with direct assistance. There were no homelessness applications and a total sustainment rate of 95%.

6.10. Voices making changes.

Voices Making Changes was commissioned by Dundee City Council to capture lived experiences of homelessness in Dundee, aiming to inform service improvements. The research was carried out by Policy Scotland.

The intention was to address the lack of qualitative data in homelessness services and embed lived experience into policy and practice.

37 individuals participated in qualitative interviews, sharing insights into temporary accommodation, support services, and prevention strategies.

The main recommendations of the research were -

Temporary Accommodation

- Improve quality and accessibility (e.g. trauma-informed environments, disability adaptations).
- Reduce stigma through education and sharing success stories.
- Enhance communication and information sharing with residents.
- Provide travel support for those placed far from essential services.
- Improve logistics and planning around moves.

Support Services

- Maintain and expand staff expertise.
- Improve support for prison leavers (e.g. SHORE guidance, digital tools).

- Enhance mental health resources and out-of-hours support.
- Develop the women's homelessness pathway and explore Housing First for women.

Prevention & Retention

- Expand early intervention efforts in line with the Housing Bill's 6-month prevention window.
- Develop the Taypar model – a one-stop shop for tenancy sustainment and practical support.
- More tenancy visits and face-to-face support.
- Improve awareness and access to financial support and furnishings.

Other Areas

- Strengthen face-to-face service delivery and staff training.
- Broaden tenant participation and co-develop a new strategy.
- Improve website accessibility and communication.
- Explore pet-friendly tenancy policies.

Dundee City Council continue to work through the recommendations contained within the report which have been incorporated into the Local Housing Strategy with a view to implementing as many as possible within the available resources.

7. Investment

The successful implementation of this plan will rely on the appropriate resources being available. Some of these actions such as increasing quotas of social lets will have no additional cost.

This section will mainly focus on planned investment using existing allocations and will adapt as further resources and allocations are known.

Funding for the next year will be invested in the following initiatives.

Activity	Description
Private Sector Rent Deposit	Dundee Homefinders provides access to the private rented sector through a rent deposit guarantee scheme and rent in advance. This is a vital component of our Rapid Rehousing Transition Plan and maximises housing options.
Homeless Prevention Officer	A dedicated officer to provide tailored housing options and prevention advice. This role will mainly be community based to work with partner agencies to identify those at risk of homelessness at an early stage and intervene as appropriate.
Housing Support Officer	This post will provide housing support within the gender specific temporary accommodation at Honeygreen Road. The support will be tailored to the individual's needs and will involve preparing for a smooth and sustainable transition to permanent housing
Homeless prevention fund	A flexible fund to provide targeted support to those at risk of homelessness. This could be through the provision of funds to address rent arrears, minor adaptations, funds for decoration and direct support for those at risk of rough sleeping
Furnished tenancy initiative	To provide white goods and furnishings to allow homeless people to move from temporary accommodation to a permanent tenancy without delay.

These are projects that will directly be funded from the RRTP monies and are designed to complement other projects that are funded through Dundee City Council and the Dundee Health & Social Care Partnership.

7.1. Activities

Activities in 2026/2027 will be focussed on the following three elements of the plan.

Temporary Accommodation Remodelling and Increase Supply of Settled/Supported Accommodation

Over the next year we aim to:

- Continue to ensure compliance with temporary accommodation standards and factor this within the review of temporary accommodation.
- Continue maximising access to the Private Rented Sector through our Homefinder Service
- Continue with increased lets to homeless applicants to work through the backlog of cases.
- Continue the programme to flip temporary accommodation to permanent accommodation
- Use a housing options approach to maximise use of available stock to rehouse homeless applicants
- Implement recommendations within Voices Making Changes

End Rough Sleeping

- Ensure appropriate support and accommodation is available to those at risk of rough sleeping and deliver this in partnership with 3rd Sector organisations.
- Provide funding for 3rd Sector support focusing on individuals rough sleeping or at risk of rough sleeping
- Continue to provide Housing First support for those with the most complex needs who are most at risk of rough sleeping

Prevent Homelessness from occurring

- Ensure service delivery across our Housing Options Team is accessible and provide community-based surgeries to maximise opportunities to prevent homelessness
- Provide a flexible homeless prevention budget
- Develop a new Sustainment, Prevention and Homeless Strategy.
- Review our Housing Options and Homeless Policy with a view to plan for ask and act legislation and other changes relating to homelessness prevention
- Implement prevention recommendations within Voices Making Changes

7.2. Monitoring

This Rapid Rehousing Transition Plan is intended to:

- End Rough Sleeping
- Prevent homelessness from occurring
- Improve the standards and types of temporary accommodation
- Reduce time spent in temporary accommodation
- Increase supply of permanent accommodation options
- Provide appropriate support and accommodation

These intended outcomes are monitored on a monthly and an annual basis. In addition, the Homeless Strategic Partnership monitors quarterly to ensure that the implementation is successful and that appropriate resources are harnessed to deliver the RRTP.

8. Appendix A Temporary Accommodation Provision

Accommodation Type	Name of accommodation	Description	Number of units at 31/03/2026
Temporary Furnished Flats	Network Flats (including Single Network Flats)	Dundee City Council fully furnished properties in various property sizes	274
	Single Supervised Unit - DCC	Supported accommodation block for single people. Support provided by Housing First	11
	RSL Managed Accommodation	Temporary accommodation block managed and supported by Hillcrest Housing Association	9
Interim	Transform Community Development	Supported temporary accommodation managed by Transform Community Development within self-contained flats	22
	Salvation Army	Supported temporary accommodation managed by Salvation Army within self-contained flats	20
	Dundee Survival Group Phase 2	Supported temporary accommodation managed by Dundee Survival Group within self-contained flats	17
	Action For Children	Supported temporary accommodation for young people managed by Action For Children within self-contained flats	13
Emergency	Dundee Survival Group Phase 1	Direct access temporary accommodation managed by Dundee Survival Group	14
	Salvation Army	Direct access temporary accommodation managed by Salvation Army	25
	Lily Walker Centre	Direct Access Assessment provided by Dundee City Council	26
Other	Low Management Accommodation	Dundee City Council Unfurnished and part furnished temporary accommodation in various sizes	55
	Dundee Women's Aid	Refuge accommodation provided by Dundee Women's Aid	20

9. Appendix B – Projections

The forecast for homelessness applications is primarily based on Dundee City Council HL1 homelessness application data and HL3 Temporary Accommodation data from 2021/22 to 2025/26, giving greater weighting to more recent years. Practice changes expected to reduce homelessness and structural barriers which could see a rise in homelessness are also factored in to provide a range of projections. The methodology uses other sources such as the longitudinal homelessness monitor Scotland published by Crisis and national Homelessness Statistics provided by the Scottish Government as additional evidence for the projections.

Homelessness Applications

Year	Applications	Weight	Weighted Value
2021/22	1390	10%	139.0
2022/23	1430	15%	214.5
2023/24	1386	20%	277.2
2024/25	1638	25%	409.5
2025/26	1510	30%	453.0
Forecast			1493

Planning assumptions

Scenario	Applications	Key Assumptions	Supporting Evidence
Low	1400	- Prevention activity is expanded - Void recovery increases housing supply - Housing turnover improves - Economic pressures stabilise - Demand returns towards pre-2024/25 levels	Homelessness applications remained relatively stable between 2017/18 and 2023/24 before the 2024/25 increase. There was a decrease in applications last year Homelessness Monitor: Scotland 2024 highlights potential reduction in homelessness if structural factors such as LHA rates are addressed Ask and Act Pilot findings show positive impact of preventative initiatives
Central	1500	- Current conditions continue - Homelessness remains above historic norms - Prevention offsets some housing market pressures - Social housing availability remains constrained.	The five-year weighted average forecast is 1493 applications. Dundee recorded 1,510 applications in 2025/26 after 1638 in 2024/25 The national trends contained within Homelessness in Scotland 2024-25 indicate that pressures will remain on homelessness services

High	1625	- Housing emergency conditions continue - Affordability pressures increase - Social housing turnover remains constrained - Temporary accommodation demand rises further	The Homelessness Monitor: Scotland 2024 found that core homelessness had risen by 11% since 2020 and projected further increases by 2026 if housing market pressures, low social rented lettings and cost-of-living pressures persisted. The national trends contained within Homelessness in Scotland 2024-25 indicate that pressures will likely remain on homelessness services
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Temporary Accommodation

Year	Weight	New demand	Weighted Value	Length of stay	Weighted Value
2021/22	10%	690	69.0	204	20.4
2022/23	15%	702	105.3	198	29.7
2023/24	20%	776	155.2	190	38
2024/25	25%	922	230.5	195	48.75
2025/26	30%	885	265.5	175	52.5
		Forecast	825.5	Forecast	189.35

Planning assumptions

Scenario	Variable	Key Assumptions	Supporting Evidence
Low	Demand 800	- Prevention activity is expanded - Void recovery increases supply - Turnover improves - Economic pressures stabilise - Demand returns towards pre-2024/25 levels	2024/2025 demand seems to be an outlier, although there was a reduction last year it was still much higher than average
	Length of stay 180		Length of stay has been reducing and 2025/2026 was lower than average Homelessness Monitor: Scotland 2024 highlights potential reduction in homelessness if structural factors such as LHA rates are addressed Ask and Act Pilot findings show positive impact of preventative initiatives
Central	Demand 850	- Current conditions continue - Homelessness remains above historic norms	The demand in last couple of years has been much higher than averages and there was a reduction last year, but it remained higher than longer term average

	Length of stay 200	• Prevention offsets some housing market pressures • Social housing availability remains constrained. • Voids remain high	Length of stay may increase if backlog is addressed The national trends contained within Homelessness in Scotland 2024-25 indicate that pressures will remain on homelessness services
High	Demand 900	• Housing emergency conditions continue • Affordability pressures increase • Social housing turnover remains constrained • Temporary accommodation demand rises further	Temporary accommodation demand has been much higher over last couple of years Length of stay may increase if backlog is addressed
	Length of stay 220		The Homelessness Monitor: Scotland 2024 found that core homelessness had risen by 11% since 2020 and projected further increases by 2026 if housing market pressures, low social rented lettings and cost-of-living pressures persisted. The national trends contained within Homelessness in Scotland 2024-25 indicate that pressures will likely remain on homelessness services

Sources

Evidence Source	Summary	Impact on Forecast
Homelessness Monitor: Scotland 2024	Reports increasing demand pressures across Scotland, citing housing affordability, cost-of-living pressures, low levels of social rented lettings and weak economic performance as key drivers. It also notes that most local authorities reported increased demand for homelessness services.	Supports maintaining a forecast above historical averages.
Homelessness Monitor: Scotland 2024	The report also highlights a range of measures that could reduce core homelessness, but most are outside of Dundee City Council's direct control and are national drivers	Supports forecasting for a reduction if the systemic and structural changes happen
Homelessness in Scotland 2024-25	National homelessness applications remained at historically high levels, while temporary accommodation and open homelessness applications continued to increase.	Supports assumption that system pressures will continue in the short to medium term.
Ask and Act Upstream pilot review	Highlights that system changes such as direct interventions and support can have a significant impact in preventing homelessness	Supports a reduction in applications if there

		is a shift to preventative models
Dundee City Council HL1 Homeless Data	Applications increased from 1386 (2023/24) to 1638 (2024/25) before reducing to 1510 (2025/26), indicating demand remains materially above baseline levels but reducing from peak	Justifies a small reduction or figure similar to 2025/2026 rather than a return to historic averages.
Dundee City Council HL3 Temporary Accommodation Data	Total placements decreased on last year but still remain considerably higher than baseline levels, similar trend with new demand and percentage requiring temporary accommodation, overall length of stay and placement level have reduced but concerns this may increase as backlog has grown	Supports similar figure to 2025/2026 for demand but small increase in length of stay

**REPORT TO: NEIGHBOURHOOD, HOUSING & COMMUNITIES COMMITTEE –
26 OCTOBER 2026**

**REPORT ON: REGULATION OF SOCIAL HOUSING IN SCOTLAND – ANNUAL ASSURANCE
STATEMENT**

REPORT BY: EXECUTIVE DIRECTOR OF NEIGHBOURHOOD SERVICES

REPORT NO: 234-2026

1. PURPOSE OF REPORT

- 1.1. To seek approval of the Annual Assurance Statement for submission to the Scottish Housing Regulator.

2. RECOMMENDATION

- 2.1. It is recommended that the Committee:
- 2.1.1 Notes the requirements of the Scottish Housing Regulator's Framework for the Regulation of Social Housing in Scotland.
- 2.1.2 Notes the range of existing opportunities for tenants and Elected Members to scrutinise the operation and performance of the Council in relation to its duties as a social landlord.
- 2.1.3 Approves the Annual Assurance Statement at Appendix 1.
- 2.1.4 Authorises its submission to the Scottish Housing Regulator and publication on the Council's website.

3. FINANCIAL IMPLICATIONS

- 3.1 There are no direct financial implications arising from the agreement of this report.

4. BACKGROUND

Requirements of the Regulatory Framework

- 4.1 The Scottish Housing Regulator published its revised Regulation Framework in February 2019. This framework set out how they regulate both Registered Social Landlords (RSLs) and the housing and homelessness services provided by local authorities. The framework and associated indicators were reviewed during 2024/25, and the new indicators have been confirmed and reported in 2025/26.
- 4.2 In addition, further guidance on the expectations in relation to landlords approaches to equalities and human rights has been published, setting out the requirements for data collection in this area, asking landlords to consider their approach to complying with this. The Council is committed to taking a human rights-based approach to its policies and practices through good participation and empowerment, accountability, non-discrimination and meeting legal requirements. This can be demonstrated by the Council's support and adoption of the recommendations within the Dundee Fairness and Child Poverty Action Plan.
- 4.3 This Annual Assurance statement covers the period 1st April 2025 to 31st March 2026. The Regulatory Framework requires every landlord to:

- Submit an Annual Return on the Charter to the Scottish Housing Regulator (SHR) each year in accordance with its published guidance;
 - Prepare an Annual Assurance Statement in accordance with published guidance and submit it to the SHR between April and the end of October each year, and make it available to tenants and other service users;
 - Involve tenants, and where relevant other service users, in the preparation and scrutiny of performance information; and
 - Report its performance in achieving or progressing towards Charter outcomes and standards to its tenants and other service users.
- 4.4 Landlords must ensure that they meet all their legal duties and responsibilities and that they adhere to relevant guidance and the requirements of other regulators. Local authorities must confirm that they meet these duties in their Annual Assurance Statement or set out how they are addressing any material non-compliance.
- 4.5 The Regulatory Framework states that it is important that landlords involve tenants and other service users in the scrutiny of their performance and in discussions about affordability and what their rent covers. To meet the requirement to involve tenants, service users and elected members, we employ a range of methods to give assurance that we are meeting all statutory and legal requirements.
- 4.6 The Council already has a robust approach to self-assurance which is evidenced through our Annual Governance Statement and Risk Management Strategy. The Housing Service is included within these assessments, and both are reported to the Scrutiny and Audit Committee and City Governance Committee.
- 4.7 The Council's Performance Framework reports progress against our strategic plans and policies. These plans incorporate a comprehensive range of actions and performance indicators for the Housing Service which will be reported to City Governance Committee and Scrutiny and Audit Committee for the City Plan, Council Plan, Neighbourhood Services Plan and Local Government Benchmarking Framework. Revenue and Capital Plans and budget monitoring reports are considered by City Governance Committee.
- 4.8 There is also scrutiny of Housing Services through annual reporting on complaints and relevant Internal Audit Reports which are reported to Scrutiny and Audit Committee. In addition to the arrangements for formal reporting to the Council, the Housing Service has a comprehensive framework for reporting performance and including tenants and other service users in the scrutiny of its services. These include:
- Local Housing Strategy (LHS) – The strategy was agreed by this committee on the 02 March 2026. Annual updates will be provided to this committee for the duration of the strategy.
 - Dundee Federation of Tenants Associations (DFTA) - these are meetings between the Neighbourhood, Housing and Communities Conveners, senior staff in the Housing Service and the DFTA Executive Committee, attendance by the service at their Annual General Meeting, and to bi-monthly housing management meetings with the DFTA, to discuss housing performance and any issues of interest or concern.
 - Rapid Rehousing Transition Plan (RRTP) – Annual updates are reported to this Committee and to Scottish Government reflecting progress against the plan and providing a robust update in regards to homelessness and the prevention of homelessness.
 - HRA Methodology and Rent Setting – we comply with Guidance on the Operation of Local Authority Housing Revenue Accounts (HRAs) in Scotland by publishing an annual

Housing Revenue Account Methodology. This has been developed by a tenant/officer working group and outlines how the Council sets its rent and what rent charges pay for. We hold a face to face information workshop “How your rent is spent,” and take this opportunity to brief tenants on forthcoming changes and service updates, together with an on-line survey, annually, which helps to explain the rent-setting process to tenants and to give tenants an opportunity to input to the subsequent rent-setting priorities and consultation.

- In addition, the Council is required to undertake a consultation exercise annually on the proposals for the following years rent charges. In 2025/26 responses were received from 1929 households which is 15.25% of all Council properties
- In 2025, the Housing Service commissioned an independent consultant to undertake a review of homelessness in Dundee involving people who had experienced homelessness. All of the recommendations from the report have been fully reflected in the Local Housing Strategy.

4.9 As has been demonstrated above, the Council has a comprehensive framework for assurance and performance monitoring about the Housing Service. A review of these frameworks already used by the Council and on-going service improvement activity have identified areas of concern as highlighted in the Assurance Statement.

4.10 Every year the Scottish Housing Regulator (SHR) sets out how they will engage with each landlord in an engagement plan. Through this the SHR will seek assurance (backed by evidence) that landlords are complying with regulatory requirements.

During 2025/26, the Scottish Housing Regulator reviewed and compared the data for all local authorities from the Scottish Government’s national homelessness statistics. They also spoke to all local authorities to gather further information and assurance about their homelessness services. In 2026/2027, the SHR will engage with Dundee City Council about its assessment of homeless applications.

The regulator will engage with Dundee City in particular about the following areas:

- Continue to monitor, assess, and report on Dundee City’s performance in discharging its duties to people who are homeless.

In addition, the service is required to:

- Send the regulator the information they require in relation to its homelessness service;
- Continue our best efforts to meet our statutory duty to provide temporary accommodation when we should and to comply with the Unsuitable Accommodation Order; and
- Keep the regulator updated on our capacity to meet our statutory duty to provide temporary accommodation when we should and to comply with the Unsuitable Accommodation Order.

4.11 Article V of the minute of meeting of the Neighbourhood Services Committee of 7th January 2019 agreed Dundee City Councils Rapid Rehousing Transition Plan and annual updates have continued to be submitted to Scottish Government and Committee since approval.

4.12 The use of temporary accommodation has continued to be at a higher level than pre-pandemic. This is due to sustained pressures on the availability of permanent accommodation.

4.13 To meet demand for temporary accommodation, the Housing service has been required to continue the use of bed and breakfast accommodation. The use of bed and breakfast

accommodation is never the preference but is permissible, in urgent situations, to temporarily accommodate homeless persons. Where alternatives did not exist, the service had to make use of such accommodation and where used, the Unsuitable Accommodation Order requires the authority to find alternative accommodation within 7 days.

- 4.14 The Council was unable to identify move-on accommodation and meet the 7-day limit for stays in in bed and breakfast accommodation for some people. The Council did ensure that it met its statutory duty by providing temporary accommodation on all occasions. The order was breached on 308 occasions during 2025/2026.

The temporary accommodation situation is well documented, and updates are provided to this Committee via our annual RRTP update and Neighbourhood Service Plan update to the City Governance Committee. Our ability to secure permanent accommodation, particularly for single applicants who still make up most applications is a particular area of challenge given the increasing demands on our stock. The LHS Actions Plan and RRTP set out the actions that are progressing to respond to these demands.

- 4.15 The Scottish Housing Quality Standard (SHQS) requires properties to have safe electrical systems and from 2021/22 it was required to inspect every 5 years. At the end of 2025/26 318 properties failed SHQS as they did not have a current Electrical Inspection Condition Report (EICR). Of those tests carried out in 2025/26 373 were completed beyond the 5-year anniversary of the previous test.

A process review has been undertaken, which includes the implementation of a new digital solution, focussing on improving the performance of the workstream with an aim of every property having a valid EICR by the end of 2026/27.

- 4.16 All landlords have a duty to carry out an annual safety check on all gas appliances. All properties had their safety check carried out within the anniversary in 2025/26 however 2 properties were completed after their anniversary date as a result of no access.

- 4.17 During 2023/24, DCC identified Reinforced Aerated Autoclaved Concrete (RAAC) in the roofs of 81 blocks of flats and 292 cottages in Dundee. Although used elsewhere in floors and wall panels, in Dundee RAAC was used solely in roofs. Of the affected properties, 7 blocks of flats and 121 cottages are privately owned. DCC Structural Engineers have inspected the 74 stairwells and attempted inspection of the 175 top floor flats of which 97 are owned by DCC and 78 are privately owned, and the 171 cottages owned by DCC during 2024 and 2025/26 and have categorised them in accordance with guidance issued by the Institution of Structural Engineers (IStructE) by frequency of re-inspection required. 5 blocks of flats had been identified where there is the potential for water ingress through the stairwell roof, and these have had a support system installed below the RAAC panels as well as external works to prevent future water ingress. Five archetype properties have been identified from those affected by RAAC and formed a pilot project to test the viability of the installation of a support system below the RAAC panels and the scalability to a larger remediation project. These works were completed in late 2025, with following evaluation confirming scalability to a larger remediation programme which will be reported to this committee for review and approval. DCC is committed to a transparent engagement plan to ensure tenants and owners are fully involved in the remediation process.

- 4.18 During 2025/26, the Damp and Mould Oversight Board, comprising of officers from Housing, Customer Services and Construction, focused on preparing for the implementation of Awaab's Law, which came into force on 6 October 2026. This included reviewing national guidance and developing procedures, a digital solution, training, and implementation arrangements to ensure compliance with the legislation.

The new ARC indicators, introduced for 2026 reporting and based on data collected during 2025/26, are:

ARC indicator	2025/26 reported position
Average length of time taken to resolve damp and/or mould cases	69.38 Days
Percentage of damp and/or mould cases reopened	2%
Number of open damp and/or mould cases at year end	88

To capture information in the required format, Housing Asset Management has implemented a revised reporting & recording procedure. A dashboard has been created to track the progress of all reported condensation, dampness, and mould cases, which is reviewed on a weekly basis by the inspecting officers, interrogated by the dampness & mould oversight board with learnings and statistics reported to the Operations Board.

The Council operates their damp and mould remediation in accordance with the duties required of Landlords in Scotland's 'Awaab's Law' as incorporated in the Housing (Scotland) Act 2025 and the Investigation and Commencement of Repair (Scotland) Regulations 2026 which came into force on 6 October 2026.

- 4.19 The identification of a technical solution for the properties which fail SHQS due to low EPC ratings in the Linlathen area of Dundee, has resulted in 314 properties being reclassified from 'in abeyance' due to no technical solution, to 'fail'. A multi-measure deep retrofit project in accordance with PAS 2035 has been designed and Phase 1 is now onsite with future phases incorporated into the Housing Capital Plan.
- 4.20 Single Building Assessments (SBAs) form part of the statutory cladding remediation framework for assessing and addressing risks to human life associated with external wall systems and related fire-safety factors in multi-occupancy residential buildings. Eleven Dundee City Council-owned buildings are currently considered within scope, all of which are Multi-Storey Developments. The Dudhope Court SBA was completed and issued in final form to the Council on 22 September 2026. The assessments for the remaining 10 Multi-Storey Developments are being prepared for procurement, supported by Scottish Government funding.
- 4.21 The Dudhope Court SBA concluded that remediation is required to parts of the external wall system and identified associated internal fire-safety improvements. The risk is being actively managed, and the assessment does not require residents to leave the building at this stage. Interim safeguards are in place, including 24-hour fire safety patrols, ongoing liaison with the Scottish Fire and Rescue Service, robust resident engagement, and progression of a communal fire alarm as a more sustainable interim measure. A joint Housing and City Development options appraisal is being developed to consider the long-term remediation and redevelopment options, resident impact, cost, funding, deliverability and programme timescales. The outcome will ultimately be reported to a future Neighbourhood, Housing and Communities Committee. The findings are anticipated to have significant investment implications in future years.
- 4.22 In preparing the Annual Assurance Statement, the Council has followed a nationally recognised model to carry out the review, developed by the Scotland's Housing Network. The draft Annual Assurance statement for Dundee City Council is attached at Appendix 1 and Committee is asked to approve this for submission to the Scottish Housing Regulator and publication on the Council's website.

5. POLICY IMPLICATIONS

- 5.1 This report has been subject to the Pre-IIA Screening Tool and does not make any recommendations for change to strategy, policy, procedures, services, or funding and so has not been subject to an Integrated Impact Assessment. An appropriate senior manager has reviewed and agreed with this assessment.

6. CONSULTATIONS

- 6.1 The Council Leadership Team and Dundee Federation of Tenants' Associations have been consulted in the preparation of this report.

7 BACKGROUND PAPERS

- 7.1 Regulation of Social Housing in Scotland: Our Framework. Scottish Housing Regulator. February 2019. <https://www.housingregulator.gov.scot/for-landlords/regulatory-framework/>

Scottish Housing Regulator - Engagement Plan for Dundee City Council 2025/26
[Engagement plan from 1 April 2025 to 31 March 2026 | Scottish Housing Regulator](#)

Voices Making Changes, Policy Scotland Recommendations Paper – Appendix 2.
https://www.dundeecity.gov.uk/minutes/report?rep_id=309-2025

Tony Boyle
Executive Director of Neighbourhood Services

23 September 2026

APPENDIX 1

Dundee City Council Annual Assurance Statement 2025/2026

To comply with the Scottish Housing Regulator's Framework for the Regulation of Social Housing in Scotland, Dundee City Council confirms that the Council has met all its legal obligations associated with housing and homelessness services, equality and human rights, and tenant/resident safety with regard to:

- The relevant regulatory requirements set out in Chapter 3 of the Regulatory Framework
- All relevant standards and outcomes in the Scottish Social Housing Charter
- All relevant legislative duties

However, Dundee City Council did breach the Homeless Persons (Unsuitable Accommodation) Order (2014) during 2025/26 in relation to the length of stay in bed and breakfast accommodation because of the pressure on temporary accommodation on 308 occasions. These breaches relate to an average length of stay in unsuitable accommodation of 13.6 days compared to the 7 days permitted under the legislation.

This statement requires the Council to notify the Scottish Housing Regulator of any tenant and resident safety matters which have been reported or are being investigated by the Health and Safety Executive, or reports from regulatory or statutory authorities, or insurance providers, relating to safety concerns. There are no reports or investigations ongoing concerning Dundee City Council's Housing Service.

Neighbourhood Services Committee agreed Dundee City Council's Rapid Rehousing Transition Plan in 2019, and annual updates have continued to be submitted to Scottish Government and Committee on an annual basis.

At the end of 2025/26 318 properties failed SHQS as they did not have a current Electrical Inspection Condition Report (EICR). Of those tests carried out in 2025/26, 373 were completed beyond the 5-year anniversary of the previous test. We have developed our procedure and digital solution to support the completion of all EICRs and continue to work with tenants to support full compliance.

Properties which were identified from a desktop exercise as likely to have Reinforced Aerated Autoclaved Concrete (RAAC) panels forming the roof have been surveyed to confirm the presence and categorise the condition in accordance with guidance from the Institution of Structural Engineers (IStructE) except for those properties where access has not been granted. Works to install a structural support system below the RAAC panels forming the stairwell roof in 5 blocks of flats and in 5 archetype properties from the DCC housing stock completed in late 2025. We are committed to a transparent communication strategy to ensure tenants and owners are fully involved in the remediation process.

The Council commissioned a Single Building Assessment for Dudhope Court which was complete in September 2026 under the statutory cladding remediation framework. The assessment identified that remediation is required to parts of the external wall system and highlighted associated internal fire-safety improvements. The risk is being actively managed, and residents are not required to leave the building at this stage. Interim safeguards are in place while a longer-term solution is developed, including a waking watch, ongoing liaison with the Scottish Fire and Rescue Service, robust resident engagement and progression of a communal fire alarm. A joint Housing and City Development options appraisal is being refreshed and will be considered through the appropriate governance routes and will

be reported to a future Neighbourhood, Housing and Communities Committee. The Council is also preparing to procure SBAs for the remaining 10 Multi-Storey Developments.

The Council has identified improvement actions in relation to temporary accommodation, EICR compliance, RAAC remediation, damp and mould reporting, recommendations from single building assessment and properties failing SHQS due to energy performance. These actions are being progressed through existing governance arrangements, including the Local Housing Strategy, Rapid Rehousing Transition Plan, Housing Capital Plan, operational oversight boards, and regular performance reporting. Progress will continue to be monitored through established service governance and reported to Committee where appropriate.

Area	Improvement focus
Temporary accommodation	Reduce reliance on bed and breakfast accommodation through the LHS and RRTP.
EICR compliance	Complete outstanding inspections and embed the revised procedure and digital solution.
RAAC	Continue inspection, engagement, and remediation planning, with further reporting to Committee.
Damp and mould	Monitor cases through revised recording, dashboard reporting, and the Oversight Board and via the Neighbourhood Service Plan to Committee.
SHQS energy performance	Progress the Linlathen retrofit programme through the Housing Capital Plan.
Single Building Assessments	Maintain interim safeguards at Dudhope Court, progress the options appraisal and longer-term solution, and procure SBAs for the remaining 10 Multi-Storey Developments.

Dundee City Council is committed to taking a human rights-based approach to its policies and Practices through good participation and empowerment, accountability, non-discrimination, and meeting legal requirements. The Council has a robust framework for Equality Impact Assessment of its policies which was recently reviewed.

I confirm that the Council has sufficient assurance and scrutiny processes in place to support this statement.

Signed: Kevin Cordell

Convener of Neighbourhood Regeneration, Housing & Estate Management

REPORT TO: NEIGHBOURHOOD, HOUSING & COMMUNITIES COMMITTEE – 26 OCTOBER 2026

REPORT ON: DUNDEE STRATEGIC HOUSING INVESTMENT PLAN 2027-2032

REPORT BY: EXECUTIVE DIRECTOR OF NEIGHBOURHOOD SERVICES

REPORT NO: 236-2026

1. PURPOSE OF REPORT

- 1.1 To seek approval of the Strategic Housing Investment Plan (SHIP) 2027-2032. (See Appendix 1).

2. RECOMMENDATION

- 2.1 It is recommended that the Neighbourhood, Housing & Communities Committee approves:
- The content of the Strategic Housing Investment Plan 2027-2032 and;
 - Agrees the submission of the Strategic Housing Investment Plan to the Scottish Government.

3. FINANCIAL IMPLICATIONS

- 3.1 There are no direct financial implications arising from the agreement of this report.

4. BACKGROUND

- 4.1 The Strategic Housing Investment Plan (SHIP) is the key statement of affordable housing development priorities within local authority areas. Scottish Government issues Resource Planning Assumptions (RPA's) to each local authority to help plan the SHIP. The RPA for 2026-27 consisted of a core fund of £18.616m.

The RPA for future years is shown in the table below:

2027/28	2028/9	2029/30
£19.174m	£19.74m	£20.34m

- 4.2 To promote the delivery of the SHIP, Dundee City Council (DCC) Neighbourhood Services, will continue to work in partnership with: DCC City Development; Scottish Government; Registered Social Landlords; and the Private Housing Sector to explore all possible housing development options that will help maximise delivery of social housing. In addition, the SHIP looks to support the delivery of the City Centre Strategic Plan through the investment and development of social housing within the city centre.
- 4.3 Within 2025/26, there were 227 new affordable homes built within the city. Furthermore, an example of this successful partnership collaboration can be observed in Table 1. This demonstrates a significant number of affordable new build homes that are currently on site.

Appendix 1 also provides examples of recently completed sites and sites currently under construction.

Table 1. Dundee SHIP Commissioned New-Build Affordable Rented Housing on site as at September 2026 (Wards in Brackets):

Name of Development	Tenure	Number of Houses	Registered Social Landlord	Estimated Completion
Whitfield Drive/Lothian Crescent Ph1 (North East)	SR	18	Angus HA	Winter 26/2027
Whitfield Drive/Lothian Crescent Ph2 (North East)	SR	30	Angus HA	Summer 2028
Gellatly Street (Maryfield)	SR	49	Hillcrest HA	Summer 2028
Burnside Mill (Lochee)	SR	54	Hillcrest HA	Autumn 2028
Ellangowan Rd Phase II (Maryfield)	SR/MMR	73	Hillcrest HA	Autumn 2028
Main Street (Coldside)	SR/MMR	136	Hillcrest HA	Autumn 2029
Angus Street (Lochee)	SR	10	Abertay HA	Completed May 26
Cleington Road (Coldside)	SR	31	Abertay HA	Spring 2027
Francis Street (Coldside)	SR	10	Hillcrest HA	Winter 2026
Blackness Road (West End)	SR	24	Dundee City Council	Summer 2027
Total	-	435		

* SR – Social Rent and MMR – Mid Market Rent

- 4.4 The Committee's approval of the SHIP 2027-2032 will ensure that the city continues to successfully deliver new-build affordable housing rental options for the citizens of Dundee. Thereby, positively contributing to one of the key outcomes of the city's Local Housing Strategy and in response to the local Housing Emergency. To ensure that housing built is of a high quality, the Council will work with partners to ensure that all new build properties constructed within the investment programme will meet or surpass the current building regulations and will meet the Energy Efficiency Standard for Social Housing post 2020 (ESSH). Additionally, energy efficiency measures such as insulation, solar energy or other suitable measures will be integrated where possible. This will assist in reducing carbon emissions, addressing fuel poverty, and will ensure that tenants live in warm, affordable homes.

4.5 CHALLENGES TO DELIVERY

- 4.6 It is important to recognise that, while we remain ambitious in our plans and are committed to delivering an increase in the supply of affordable housing in the city, there are some challenges. The main delivery risk to the city's affordable housing supply programme is high prices for material and labour. This has been exacerbated by regulatory changes around building safety, the national Housing 2040 strategy, and future energy efficiency standards which are currently under review. While continuation of grant funding will help mitigate these delivery risks, given the wider challenges on public sector finances there remains no guarantee that this existing

level of financial support will continue in future years so this will require to be closely monitored as part of future budget settlements.

- 4.7 Alongside wider local and global construction market pressures, delivery of the SHIP and new-build housing in Dundee is largely focused on brownfield sites. Brownfield land is land that has previously been developed and was, or is, occupied by a permanent structure. While brownfield development can present viability challenges for affordable housing, particularly due to funding constraints, it also supports placemaking, climate change objectives, biodiversity enhancement and health and wellbeing. These outcomes align with National Planning Framework 4, the Local Development Plan and the Council's wider priorities. In response to the Housing Emergency, Dundee City Council is working with partners to secure resources, address brownfield delivery challenges and maximise affordable housing delivery on these sites.

4.8 OPEN MARKET ACQUISITION STRATEGY

- 4.8.1 Under Article III of the minute of meeting of the Neighbourhood Services Committee of 22 August 2022, the Open Market Acquisition Strategy was approved, which looks to increase the supply of housing for social rent through the purchase of suitable properties on the open market, to complement the existing new build Council housing programme and the activities of our Strategic Housing Investment Plan (SHIP) partners in the local social housing sector. Further detail associated to the allocation of the RPA to support acquisitions is noted in Appendix 1.

5. POLICY IMPLICATIONS

- 5.1 This report has been subject to the Pre-IIA Screening Tool and does not make any recommendations for change to strategy, policy, procedures, or funding, and so has not been subject to an Integrated Impact Assessment. An appropriate senior manager has reviewed and agreed with this assessment.

6. CONSULTATIONS

- 6.1 The Council Leadership Team has been consulted in the preparation of this report.

7. BACKGROUND PAPERS

- 7.1 None.

Tony Boyle
Executive Director of Neighbourhood Services

28 September 2026.

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Dundee Strategic Housing Investment Plan

2027 - 2032

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Introduction

Dundee's Strategic Housing Investment Plan (SHIP) 2027-32 sets out the priorities of the Council and its partners for the expenditure of the Scottish Government's Affordable Housing Supply Programme funding.

The SHIP is a rolling plan/programme covering a period of five years. It delivers the affordable housing priorities set out in the Local Housing Strategy (LHS), the City Centre Strategic Investment Plan, and the Local Development Plan. The SHIP is embedded in Dundee's Community Partnership Planning Framework. It reflects the affordable housing priorities within the city's 6 Local Community Planning Partnerships (delivering 8 Local Community Plans) and multi member ward boundaries. In addition, it is aligned with Dundee Health and Social Care Partnership's strategic housing requirements, the Rapid Rehousing Transition Plan, and Child Poverty Action Report.



Housing Emergency

Dundee City Council declared a housing emergency on 2 March 2026, on the same evening that the Neighbourhood, Housing and Communities Committee considered the Local Housing Strategy 2026–2030. The declaration recognises the cumulative pressures facing the local housing system, including demand for affordable housing, homelessness pressures, temporary accommodation use, and the need to increase the range and pace of housing options available across the city.

The Local Housing Strategy provides the overarching framework for the Council and partners' response. Its priorities, including adequate housing supply, homelessness prevention, placemaking, independent living, housing quality, energy efficiency and private rented sector support, provide the strategic basis for the Housing Emergency response and for future investment through the Strategic Housing Investment Plan.

The Council and partners are developing a coordinated action plan to reflect the LHS priorities and the learning from the Rapid Rehousing Transition Plan. The response will focus on prevention, increasing settled housing options, making best use of existing stock, reducing time spent in temporary accommodation, supporting households with complex needs through Housing First and other appropriate models, and strengthening partnership arrangements across housing, health and social care, the third sector and Registered Social Landlords.

This approach also reflects the RRTP emphasis on securing settled mainstream housing outcomes as quickly as possible, reducing unnecessary transitions, improving the quality and suitability of temporary accommodation, and maintaining a balanced approach to allocations so that homelessness duties are met while wider housing need continues to be addressed.

The action plan in development will draw together activity already underway through the LHS, RRTP, SHIP and related partnership plans. This includes increasing affordable housing supply through new build and acquisition where appropriate, bringing empty homes back into use, improving access to housing for households with particular needs, supporting homelessness prevention and tenancy sustainment, and ensuring investment decisions are informed by evidence, equalities considerations and local housing need.

The Housing Emergency response will therefore be progressed as part of a wider strategic programme rather than as a standalone intervention. By aligning the LHS, RRTP, SHIP and related partnership plans, the Council and partners will seek to increase housing supply, improve access to settled and suitable accommodation, support prevention and sustainment, and ensure that available resources are directed towards actions with the greatest impact for households and communities in Dundee.

Local Housing Strategy

A new Local Housing Strategy has been agreed by the Council after public consultation.

This new strategy sets out a vision to:

“ Improve the quality of all housing in the city to meet the needs and aspirations of citizens and increase the level of affordable housing, deliver quality, choice, and affordability of housing, build resilient, empowered communities while addressing climate change and meeting net zero targets.”

The strategic priorities of the Strategy were established through stakeholder consultation and guided by the Housing Need and Demand Assessment. These priorities focus on promoting equality in housing, reducing poverty, providing high-quality housing, and developing actions to address fuel poverty and mitigate the effects of climate change. The LHS aims to deliver the following overarching strategic priorities and objectives in relation to:

1. Adequate Supply of Housing
2. Placemaking and Communities
3. Homelessness
4. Promote Independent Living and Health through Housing and Communities
5. Housing Quality and Energy Efficiency
6. Private Rented Sector Support

Key Actions within the strategy which the SHIP will assist in delivery include:

- Increase the number of affordable housing units through partnerships with housing associations and developers.
- Engage with local communities to understand their needs and preferences, ensuring new developments meet these requirements.
- Implement sustainable building practices to ensure housing is environmentally friendly and energy efficient.
- Review the residential requirements for Gypsy/Travellers coming to Dundee to inform future policy and investment decisions.
- Commission an independent review of Affordable Housing Policies across Scotland, incorporating meaningful engagement with key stakeholders including Registered Social Landlords, Scottish Government representatives, developers, planning and housing officers, and community voices. The review will benchmark best practice models, evaluate current delivery mechanisms within Dundee, and assess the feasibility and impact of introducing a Dundee-

specific Affordable Housing Policy. Findings will be used to inform the LHS, Strategic Housing Investment Plan (SHIP), and Local Development Plan (LDP), ensuring future affordable housing delivery is evidence-based, locally responsive, and strategically aligned.

- Support the acquisitions of suitable properties on the open market using the established Open Market Acquisition Strategy.
- Work proactively with owners of empty homes to bring properties back into use, supporting the council's Strategic Empty Homes Framework ambitions

The Local Housing Strategy therefore provides the principal strategic framework for housing investment, service planning, and partnership delivery across Dundee. Through the SHIP, the Council and partners will prioritise investment that supports the delivery of additional affordable homes, improves housing choice and quality, contributes to inclusive and sustainable communities, and responds to the wider pressures identified through the Housing Emergency, homelessness planning and local housing need evidence.

The Fourth National Planning Framework (NPF4)

The Fourth National Planning Framework (NPF4) is the Scottish Government's latest spatial plan for Scotland, setting out a vision for the country's development up to 2045. It includes national planning policies and outlines a plan for future development in Scotland. This long-term strategy, driven by the goal of addressing climate and nature crises, supports the planning and delivery of:

- Sustainable places that reduce emissions, restore biodiversity, and enhance connectivity.
- Liveable places that enable better, healthier lives for all.
- Productive places fostering a greener, fairer, and more inclusive wellbeing economy. The LHS is instrumental in delivering several key priorities outlined in the NPF4, including:
 - The LHS incorporates policies that promote energy efficient housing and the use of renewable energy sources, contributing to the city's efforts to reduce carbon emissions and combat climate change.
 - By ensuring access to affordable and quality housing, the LHS supports the wellbeing economy, enabling residents to live healthier, more productive lives.
 - The LHS emphasises the importance of creating vibrant, sustainable communities. This includes policies that focus on collaborative placemaking, ensuring that new housing developments are well integrated into the community and provide a high quality of life for residents.

The LHS and SHIP have incorporated themes and objectives from NPF4, including concepts such as the 20-minute neighbourhood, the Place Principle, prioritising brownfield development, and a fabric-first approach to decarbonising homes and communities, all of which are reflected in the within the LHS and its action plan.

Resources to Deliver the SHIP Programme

Scottish Government issues Resource Planning Assumptions (RPA's) to each local authority to help plan the SHIP. The RPAs for future years is shown in the table below:

2027/28	2028/29	2029/30
£19.174m	£19.74m	£20.34m

Risks to programme delivery

The delivery of the Affordable Housing Supply Programme continues to be affected by a range of external and site-specific risks. Construction costs, including materials, labour and contractor capacity, remain a significant pressure and can affect the viability, timing, and affordability of projects within available Scottish Government benchmark assumptions. The availability, ownership, and readiness of land suitable for affordable housing also remains a key constraint. The Council will continue to work with Registered Social Landlords, landowners, Scottish Government and planning partners to bring forward deliverable sites and to ensure that investment decisions are aligned with the Local Housing Strategy, the Local Development Plan and the priorities set out in the SHIP. The LHS commitment to review the requirement for a local Affordable Housing Policy will provide an important mechanism to consider how future land supply and delivery routes can better support affordable housing need in Dundee.

Surface water drainage also presents a delivery risk for some SHIP sites. In a highly urbanised area such as Dundee, new developments can require significant drainage infrastructure, which may increase costs and affect site viability. The Council will continue to work with Scottish Water and the Scottish Government to address these challenges, although drainage constraints are expected to remain a factor for a number of development sites.

Identification/Prioritisation of Sites

At the centre of the identification/prioritisation of SHIP development sites is DCC Council / Registered Social Landlord (RSL) strategic planning framework. Within this framework, RSL's submit details of their proposed SHIP developments annually. The Council also follows this process for sites that it has identified. Submitted

development sites are reviewed collectively by teams in Housing and City Development, and prioritisation assessment criteria are used to rank each site.

The categories used within the assessment criteria are as follows:

- Sites identified within the previous SHIP
- Meet affordable housing need in the area/Provide housing for particular needs housing groups
- Sites within regeneration areas including the City Centre Strategic Investment Plan
- Site prioritisation in the Local Development Plan
- Improving housing and tenure balance in the area
- Provide an appropriate mix of property types and sizes
- Sustaining existing stable neighbourhoods; mitigating further deterioration and deprivation in these communities
- Innovation and Sustainability
- Land Ownership
- Deliverability.

Furthermore, the prioritisation process is complemented by formal discussions with representatives from individual RSLs and Dundee Health and Social Care Partnership.

The area team of Scottish Government's More Homes Division regularly meets with the Council to discuss current issues and progress with the delivery of the Affordable Housing Supply Programme. There are meetings with representatives from all the developing RSLs, Dundee City Council City Development, Scottish Government, Scottish Water and Dundee City Council Planning representatives. These meetings have been well attended and are a useful forum for driving forward delivery of the Affordable Housing Supply Programme.

All developments supported by the prioritisation assessment criteria are included and prioritised in the SHIP. Those developments with a higher priority will attract funding first. When a higher priority development starts on site, subject to agreement with the Scottish Government, it will continue to receive SHIP funding until the development is complete.

Future Priorities: Increasing Housing Options in the City

The approved City Centre Strategic Investment Plan (CCSIP) identifies opportunities for housing development within the City Centre. As such, we will prioritise development opportunities for the Affordable Housing Investment Plan in future years.

Open Market Acquisition

The Council and Housing Associations will consider the purchase of suitable, open-market or off the shelf properties to meet the City's social housing needs, which includes the housing requirements of extended families, and people with particular needs.

Homelessness and Rapid Rehousing Transition Plan

Strategic oversight of homelessness functions within the city is provided by the Homeless Strategic Partnership Group. This group is co-chaired by Dundee City Council and the Dundee Health & Social Care Partnership. Membership includes NHS, Third Sector representatives including Shelter Scotland, Dundee Survival Group, Transform Community Development, Salvation Army, Positive Steps and Dundee Women's Aid.

Dundee City Council launched a five-year Rapid Rehousing Transition Plan in 2019 following recommendations from the Homelessness and Rough Sleeping Action Group (HARSAG) accepted by Scottish Government Ministers. The group's final recommendations, published in June 2018, proposed a comprehensive approach to addressing homelessness, emphasising rapid rehousing alongside Housing First, supported accommodation, and reducing reliance on temporary accommodation.

Rapid rehousing aims to quickly move homeless households into settled accommodation rather than prolonging their stay in temporary housing. Where preventing homelessness is not possible, Rapid Rehousing entails:

- Securing a settled, mainstream housing outcome promptly.
- Minimising time spent in temporary accommodation with fewer transitions.
- Utilising mainstream furnished temporary accommodation within communities when necessary. For individuals with multiple needs beyond housing:
- Housing First is prioritised for those with complex needs and facing multiple disadvantages.
- Highly specialised supported accommodation is considered if mainstream housing, including Housing First, is not suitable.

Although the objectives of the RRTP remain unchanged, timelines have been reviewed in light of economic challenges and humanitarian responses. Throughout the life of the RRTP, there has been a concerted effort to increase lets to homeless households but also to balance the requirement that this does not become the only route to accessing social housing. This has resulted in approximately 57% of lets made from Dundee City Council being made to homeless households since 2019. Projects relating to the prevention of homelessness, increasing quality of temporary accommodation, reducing time spent in temporary accommodation,

increasing supply of permanent accommodation and providing support for homeless households have been funded throughout the plan.

A new strategy for homelessness prevention and sustainment will be developed, led by Dundee City Council in collaboration with Dundee Health & Social Care Partnership, strategic planning group partners, and lived experience to reflect the national changes in respect of prevention and homelessness.

Dundee City Council is obligated to provide temporary accommodation to individuals who may be homeless. This includes using furnished and part-furnished properties, as well as accommodations provided by Registered Social Landlords and specialised supported temporary housing. The demand for temporary accommodation has increased, primarily through additional furnished flats, but also utilising Bed and Breakfast and Hotel accommodations since 2020.

To ensure an adequate supply of suitable temporary accommodation and avoid unsuitable options like B&Bs, a full review of supply and demand will be conducted as part of the strategy development. If more capacity is needed, additional temporary furnished flats will be created, allowing flexibility to convert them to permanent housing if required.

Dundee City Council was a 'Pathfinder' authority for Housing First in Scotland, delivering over 100 tenancies in three years. Post-Pathfinder, the service was mainstreamed to continue supporting residents.

Dundee City Council commission a third sector partner to deliver community-based Housing First program in partnership with Dundee City Council and Dundee Health & Social Care Partnership, with Registered Social Landlords providing permanent tenancies. Dundee City Council and partners will continue to offer mainstream tenancies for this project. For some households, mainstream or community-based Housing First may not be suitable. An assessment will develop housing solutions with appropriate support, potentially using reconfigured units currently serving as temporary accommodation.

Households who present as homeless are allocated a Housing Options Officer as their key worker. This provides applicants with a named point of contact to guide them through the homelessness process, assess their housing circumstances, provide advice on available housing options, coordinate access to temporary accommodation where required, and support progression towards a settled housing outcome.

Housing for Particular Needs

The SHIP aims to achieve a minimum of ten social rented wheelchair standard houses per annum. In addition, other particular-needs housing will be incorporated into developments to meet the needs identified in the Dundee Health and Social Care Partnership's Strategic Needs Assessment and Strategic Plan.

Living in good quality, safe, stable, and secure housing positively affects people's overall health and wellbeing. Poor quality accommodation, being at risk of homelessness, antisocial behaviour, high energy costs, and low incomes may negatively impact health and wellbeing. Dundee City Council and Dundee Health and Social Care Partnership recognise the importance of their relationship with residents. The housing sector plays a critical role in supporting the Integration Joint Board (IJB) to achieve its goals for health and social care.

The Scottish Government issued guidance to all local authorities, requiring them to confirm LHS targets to support the delivery of more wheelchair-accessible accommodation across all tenures.

The Council and its partners are committed to increasing the supply of wheelchair-accessible affordable housing through the LHS with a 10% target set through the SHIP. An all-tenure target has been set by the Council within Priority 1 of this strategy. As per the LHS Guidance, a target for new-build properties across all housing tenures has been established and will be reviewed annually within the LHS through the development of the LDP and NPF4.

NPF4 supports the development of quality homes by private developers to meet people's needs, including the delivery of all tenure wheelchair targets. The Council will investigate the ability to control and monitor any private target set through Policy 25: Housing Mix of the LDP 2019.

Evidence from the Health and Social Care Partnership (HSCP) will also assist in setting a target that can support the delivery of new build wheelchair-accessible homes within the private sector.

Humanitarian Projects

There are currently around 443 Ukrainian people living in Dundee. Most are accommodated in local authority or housing association homes, with others living in private rented accommodation or with hosts.

In early 2023, the Home Office introduced asylum accommodation in Dundee through its contracted provider, Mears Group PLC. This included a 144-bed contingency accommodation unit, which opened in September 2023 and closed in December 2025.

Where people receive a positive asylum decision and choose to remain in Dundee, the Council considers any housing duties in line with homelessness legislation and

provides temporary accommodation where required while longer-term options are explored. Some people who received decisions elsewhere in the UK have also approached Dundee City Council for homelessness assistance.

Mears Group PLC also provides dispersed accommodation in the private rented sector as part of national asylum accommodation arrangements. The Council will continue to monitor the local housing implications of these arrangements and work with relevant partners to support people with housing advice and assistance where required. Dundee City Council's Humanitarian Team includes housing support and resettlement roles which provide practical support to Ukrainian individuals and families. Following resettlement, ongoing support is provided by the Scottish Refugee Council and Dundee City Council Housing Officers.

Gypsy Roma and Traveller Site

Dundee City Council (DCC) has one Gypsy Roma and Traveller site. The site has 14 pitches, and is situated in Balmuir Wood by Tealing, Angus. DCC has a leasing agreement with Angus Council but is responsible for delivering all site management services. Residents provide their own accommodation. Each pitch has a kitchen and bathroom amenity block. There is a site office and a dedicated Council Liaison Officer. Over the past year, extensive refurbishment works have been carried out at Balmuir Wood to individual pitches to ensure they meet current standards.

Due to the level of illegal encampments and reduced occupancy levels at the residential site indicates that there is a need to consider negotiated stopping places that could be identified within the city and this model is currently being reviewed nationally.

Dundee will consider the outcomes of this review when looking at options to meet demand in Dundee. Feedback has shown that the reasons for this preference include the ability to maintain a nomadic lifestyle, closer ties to community traditions, and a sense of autonomy over their living arrangements. It is evident that there is a strong need to cater to both residential and encampment preferences within the Gypsy/Traveller community. Therefore, commissioning research into the specific needs and challenges faced by Gypsy/Travellers could provide valuable insights and inform future policy and investment decisions. This research will explore:

- The current living conditions and barriers to accessing services for Gypsy/Travellers.
- The cultural significance and benefits of encampment life.
- Potential models for integrating traditional practices with modern housing solutions.
- The impact of current policies on Gypsy/Traveller communities and areas for improvement

Child Poverty Action Report

The city is committed to the priorities set out in the Scottish Government's Best Start, Bright Futures: Tackling Child Poverty Delivery Plan 2022 to 2026 and has set the ambitious goal of matching the Scottish Government's overall national target of reducing child poverty to less than 10% of children living in relative poverty.

The Council's combined Fairness and Local Child Poverty report outlines how the experience of people living in poverty is crucial in taking forward policies, and how local solutions are being developed to tackle poverty in city neighbourhoods. The action plan highlights work that is ongoing across the city including the Cost of the School Day project, the Dundee Community Food Network, the Discover Work service, digital inclusion and the Alcohol and Drug Partnership's action plan for change following the report of the Dundee Drug Commission.

Dundee's affordable housing programme plays a significant role in addressing child poverty at local and national levels through the delivery of family housing and is inextricably linked to a variety of housing related services; including the city's Rapid Rehousing Transition Plan and housing support provision.

The SHIP supports child poverty objectives by prioritising investment in affordable, good quality homes that meet the needs of families and support wider prevention activity. Increasing the supply of appropriately sized homes, including larger family accommodation where need is identified, can help reduce overcrowding, improve housing stability, support tenancy sustainment, and contribute to better health, education, and wellbeing outcomes for children. This is reflected across the programme through the assessment and prioritisation of sites, the delivery of new affordable homes, acquisition where appropriate, links to the Rapid Rehousing Transition Plan and housing support services, and continued alignment with the Council's wider Fairness and Local Child Poverty priorities.

Sustainability

In June 2019, the Council declared a Climate Emergency, recognising the serious and accelerating environmental, social, and economic challenges faced by climate change. To respond to this challenge, a partnership Climate Action Plan has been prepared which has been the culmination of collaborative work, led by Dundee City Council and co-designed with public, private and community organisations, recognising that a concerted city-wide effort is required. It represents the first set of actions in a long-term pathway to first surpass the Covenant of Mayors target of 40% reduction in greenhouse gas emissions by 2030 and then to achieve net zero greenhouse gas emissions by 2045 or sooner.

Dundee City Council adopted a statutory Local Heat and Energy Efficiency Strategy (LHEES). The Council's Asset Management Strategy sets out how efficient management of housing assets is already contributing to the council's net zero ambitions by refurbishing and insulating social housing stock and our future plans are highlighted in the Energy Efficiency and Net Zero Strategy 2023 - 2027.

DCC have continued to modernise our own council houses by installing fuel efficient gas central heating, new doors and windows, district heating systems along with new kitchens and bathrooms to meet the Scottish Housing Quality Standard (SHQS) and insulated over 5000 properties across the city including 2500 Dundee City Council homes with external wall insulation (EWI) to meet energy efficient standards in housing and reduce fuel poverty. The key drivers are the decarbonisation of heat to meet the local and national target of Net Zero by 2045 and removing poor building energy efficiency as a cause of fuel poverty while meeting national targets. For our housing stock, LHEES will identify potential heat network zones and delivery areas for various energy efficiency improvements at building level.

We will work with partners to ensure that all new build properties constructed within the investment programme will meet or surpass the current building regulations and that energy efficiency measures such as insulation, solar energy, wind power, or other suitable measures are integrated. This will assist in reducing carbon emissions, address fuel poverty and ensure that tenants live in warm, affordable homes.

Equalities

All procurement strategies and contracts will be screened and where appropriate undergo an Equalities Impact Assessment screening to ensure that actions associated with this strategy support the equalities agenda of the government, council, and its partners.

A specific aim of this strategy is to deliver affordable and good quality housing for:

- Ethnic Minorities
- Particular Needs Housing Groups
- Gypsy Roma and Traveller
- Homeless people.

An increase in appropriate provision for these groups will be encouraged over the period of the plan. In addition, it should be noted that the accommodation needs of individuals with particular needs requiring new build supported, adapted or wheelchair housing have been taken into account within the SHIP. Discussions on the appropriate models of accommodation, number of houses, locations, and funding for these types of housing over the period of the SHIP are currently ongoing with commissioners.

Strategic Housing Investment Plan Programme

The details of the programme are outlined at Tables 1 and 2.

Table 1: Details the development programme for 2025/2026 to 2026/27. This includes sites which have existing commitment; but where all funding has not yet been drawn down (carry forward). It also contains new sites where DCC Neighbourhood Services expects there to be approvals and grant claims prior to the end of financial year 2026/27. Note that start dates relate to draw down of grant (which may cover costs such as site acquisition, architects, or other fees etc) and not necessarily physical building on site.

Table 2: Identifies pipeline projects for 2026 to 2029. Where appropriate, projects may be brought forward should funding be available.

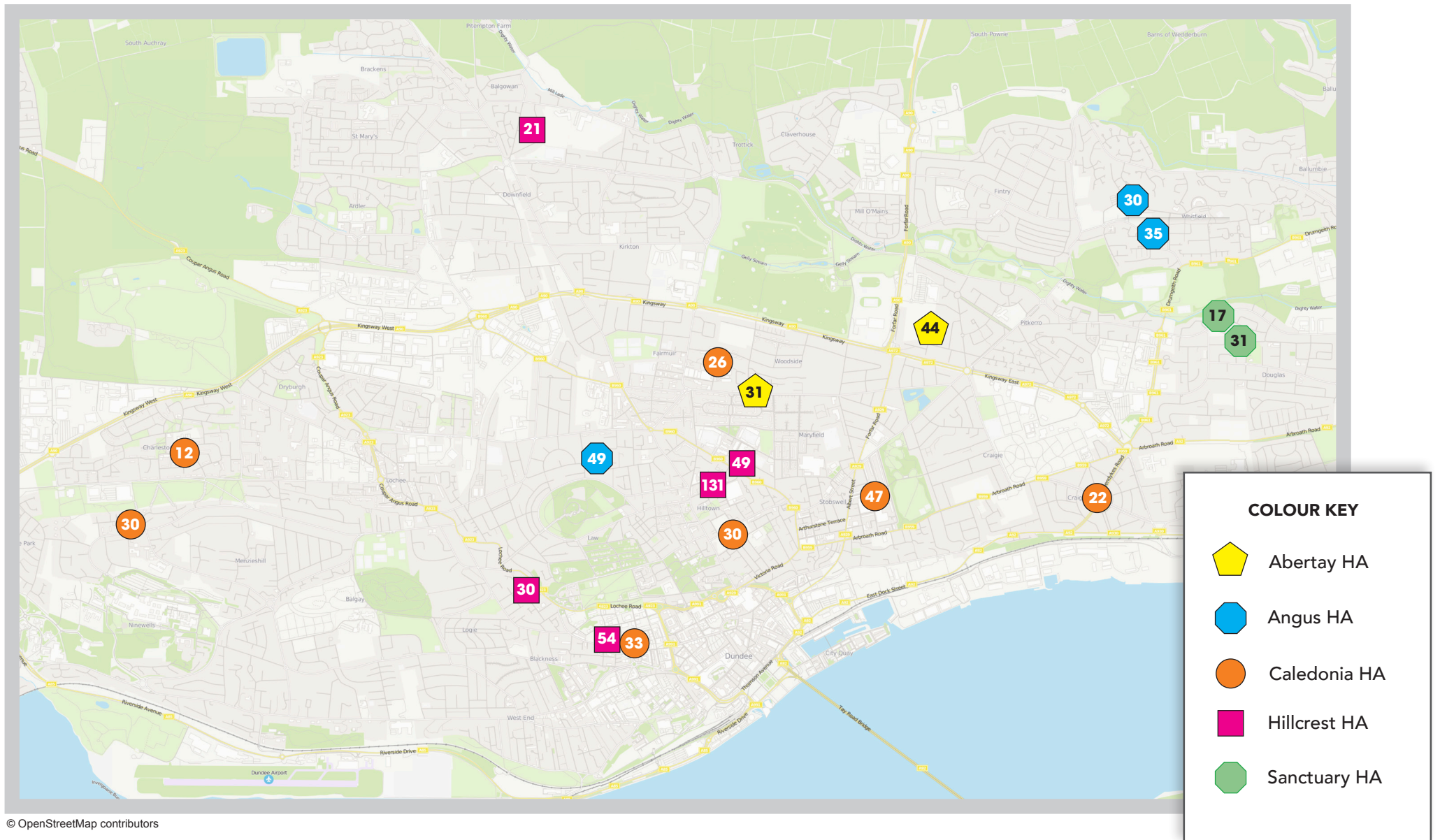
Table 1: SHIP Housing Programme 2026/27 - 2027/28								
Project Name	Housing Developer	No. of Units	Tenure	Total Grant (£M)	Est. Spend 2027-28	Est. Spend 2028-29	Site Start	Completion
Burnside Mill, (Lochee)	Hillcrest HA	54	SR	4.53	1	0	Apr 2024	October 2028
Main Street (Coldside)	Hillcrest HA	131	SR/ MMR	6.5	2	1.65	Aug 2026	Sep 2029
Whitfield Drive Phase 3 + 4 (North East)	Angus HA	35	SR	4.5	4	0	April 2027	April 2029
Former Gowriehill Primary School (Lochee)	Angus HA	36	SR	5.3	3.5	0	Mar 2027	Mar 2029
Former Mossgiel Primary School (East End)	Abertay HA	44	SR	4.8	1.5	3.3	Feb 2027	July 2028
Mitchell Street (West End)	Hillcrest HA	30	SR	3	1.5	1	June 2027	July 2028
St Lukes Church (Lochee)	Hillcrest HA	21	SR	2.5	0.5	2	Mar 2027	July 2028
Morgan Street (Maryfield)	Caledonia	47	SR	4.3	4.5	0	Apr 2027	Apr 2028
Gowrie Court (Lochee)	Caledonia	30	SR	3.6	1.6	2	June 2027	June 2029
Cleington Road (Coldside)	Abertay HA	31	SR	3.9	1.9	0	Oct 2026	Dec 2027
Former Rockwell High School (Coldside)	Angus HA	49	SR	6.5	4	0	Jan 2027	Apr 2029

Balunie Drive (East End)	Sanctuary HA	17	SR	2.27	1	1.27	June 2027	Sept 2028
Rosebank Primary School (Coldside)	Caledonia HA	30	SR	3.55	0.5	0	Feb 2027	Feb 2028
Dens Road (Maryfield)	Hillcrest HA	49	SR	4.5	0	2.5	July 2028	Oct 2029
Douglas Court (Coldside)	Caledonia	33	SR	3.9	2	1.9	Sept 2027	Sept 2029
Greendykes Road (East End)	Caledonia	22	SR	2.6	1	1.6	Aug 2027	Aug 2029
Craigowan Road (Lochee)	Caledonia	12	SR	1.44	1	0.44	Oct 2027	Oct 2029
Balcairn Place (East End)	Sanctuary HA	31	SR	4.1			June 2027	28/29
Grand Total		702			31.5	17.66		
HA: Housing Association DCC: Dundee City Council TBC: To be confirmed Tenure: SR - Social Rented, MMR – Mid market rent								

Table 2: SHIP Housing Programme: Pipeline Projects 2029-2032

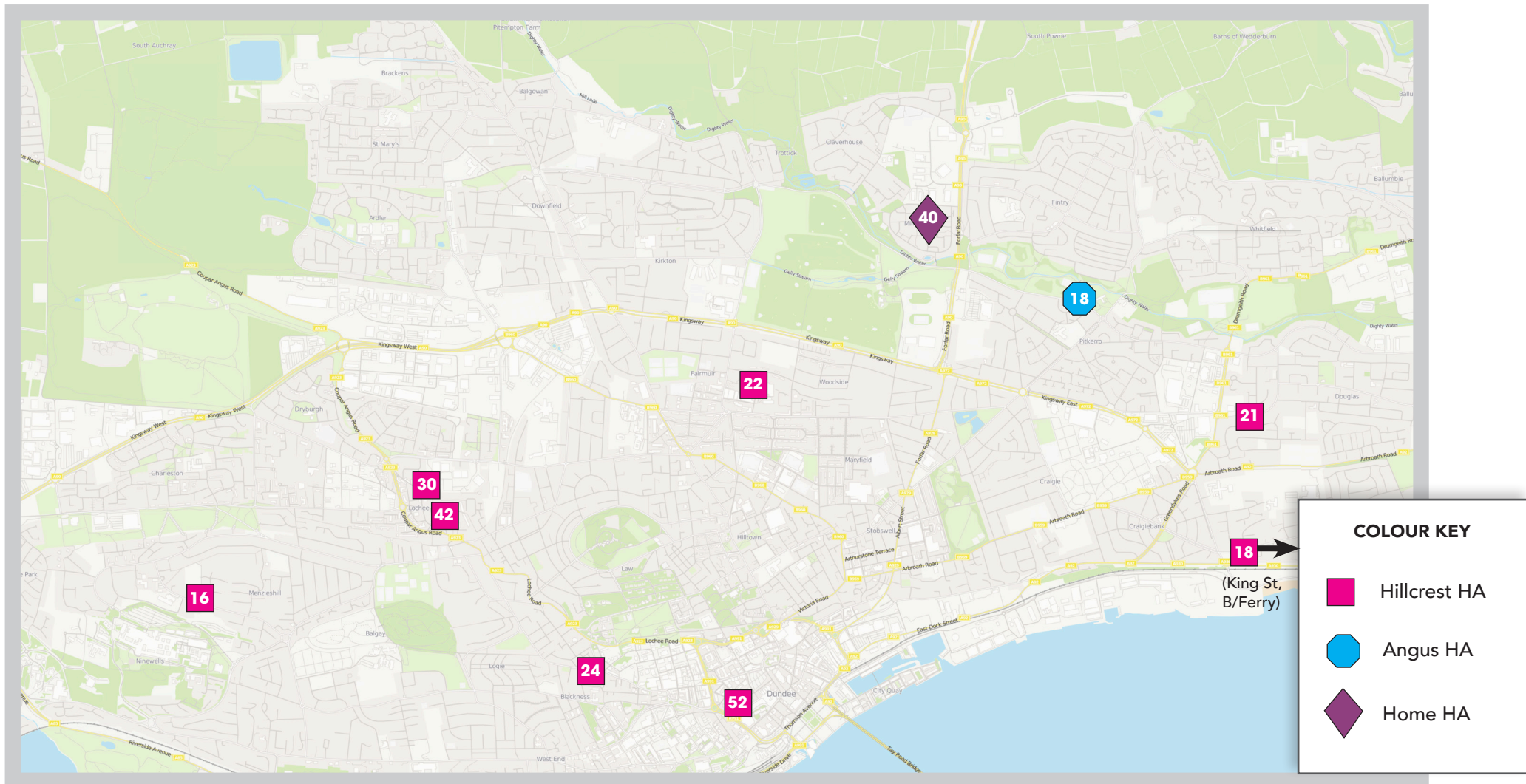
Project Name	Housing Developer	No. of Units	Tenure	Total Grant (£million)	Tender Submission
Balgray Place (Coldside)	Hillcrest HA	22	SR/MMR	2.5	2028/29
High Street (Lochee)	Hillcrest HA	30	SR	3	2028/29
North Lindsay Street (Maryfield)	Hillcrest	52	SR/MMR	2	2028/29
Kemnay Gardens (East End)	Hillcrest HA	21	SR	2.5	2028/29
Mill O' Mains PH 5 (North East)	Home HA	40	SR	4.2	2028/29
Dickson Avenue (Lochee)	Hillcrest HA	16	SR	1.8	2028/29
St Mary's Infants School (Lochee)	Hillcrest HA	42	SR	4.1	2028/29
Wedderburn House (Coldside)	Hillcrest HA	24	SR	5.5	2028/29
Rowantree Crescent (East End))	Angus HA	18	SR	2	2028/29
King Street (The Ferry)	Hillcrest HA	18	SR	2	2028/29
HA: Housing Association DCC: Dundee City Council TBC: To be confirmed Tenure: SR - Social Rented, MMR – Mid market rent					

SHIP Housing Programme | 2027/28 - 2028/29



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REPORT TO: NEIGHBOURHOOD, HOUSING & COMMUNITIES COMMITTEE – 26
OCTOBER 2026

REPORT ON: REVIEW OF RENTS AND OTHER HOUSING CHARGES

REPORT BY: EXECUTIVE DIRECTOR OF NEIGHBOURHOOD SERVICES

REPORT NO: 233-2026

1. PURPOSE OF REPORT

- 1.1. The purpose of this report is to set out the proposed rent and other housing charges for the financial year 2027/28 and seek approval to consult with tenants on these proposals.

2. RECOMMENDATIONS

- 2.1. It is recommended that Committee:

- (i) approve that the Executive Director of Neighbourhood Services consults with tenants for a two-month period on the proposed options for the rent increase for 2027/28 as outlined in this report.
- (ii) note the Provisional Revenue Budgets for 2028/29 and 2029/30 detailed in Appendix 1 and the indicative rent increases for each of these years outlined in paragraph 8.3.
- (iii) note the proposed other housing charges included in Appendix 2 to this report that would become effective from 5 April 2027.
- (iv) agree that only the rent options which have been the subject of consultation with tenants over the 2-month period be used to set the 2027/28 Housing Revenue Account (HRA) Revenue Budget and rent and other housing charges.
- (v) note that a report outlining the final budget and proposed rent and other charges for 2027/28 will be brought back to City Governance Committee for approval on 25 January 2027.

3 FINANCIAL IMPLICATIONS

- 3.1 The Executive Director of Corporate Services has confirmed the agreement of these recommendations will result in a one-off cost of £1,000 for the tenant consultation exercise. These costs are already assumed within the approved HRA Revenue Budget 2026/27.

4 BACKGROUND

- 4.1 This report sets out the Provisional Housing (HRA) Revenue Budget 2027/28 and the rent levels that would be required to fund this expenditure. All of the proposed options that are being recommended for consultation will result in the 2027/28 Housing HRA Revenue Budget being self-balancing.

5 PROVISIONAL REVENUE BUDGET 2027/28

- 5.1 In January 2026, the Housing (HRA) Revenue Budget 2026-29 and Other Housing Charges 2026/27 was approved by members (Article VI of the minute of the meeting of the City Governance Committee on 19 January 2026, Report No: 13-2026 refers).

To demonstrate what previous rent increases have delivered through service improvements and tenancy sustainment, Housing and Construction Services delivered the following during the reporting period: -

- Tenancy Sustainment for households permanently rehoused is 91.5%.
- 7 new apprentices were employed within Construction Services in the last year.
- 49,759 reactive repairs completed.
- 945 mainstream properties and 423 network properties were prepared for letting.
- 11,250 of 11,252 Gas Safety Checks completed on time in a rolling programme
- 2345 Electrical Safety Inspections were complete.
- Capital Improvements including Window Replacement, Roof Replacement, Disabled Adaptations, Kitchen, Heating and Boiler Replacements to over 844 properties.

5.2 Over the past few months the Executive Director of Neighbourhood Services, has reviewed the Provisional Housing (HRA) Revenue Budget 2027/28 that was included in the above report. The budget has been updated to reflect any necessary cost pressures and savings that have been identified through the 2026/27 revenue monitoring process to date. In addition, any new cost pressures that are expected to emerge in 2027/28 are included along with any additional investment that are proposed in the budget. The total expenditure requirement for 2027/28 amounts to £4.479m and is further detailed in Appendix 1 to this report.

5.3 The Provisional HRA Budget for 2027/28 includes an allowance of 3.00% for an assumed pay award. If there is any change in this assumption for 2027/28, then funding would need to be identified within existing resources to fund this additional cost. Allowance has also been made for other specific and general price inflation, where appropriate. The key overall variances include the following:

Staff Costs (Increase of £0.413m)

Mainly due to an estimated pay award increase of 3.0% for 2027/28. Provision is also included for additional Housing staff to support Housing Services, including the response to the Housing Emergency. A review is under way to confirm the specific additional resource requirement.

Property Costs (Increase of £1.969m)

The Executive Director of Neighbourhood Services has undertaken a review of the current and previous overspends and budget pressures within this area that have been reported in the latest and previous years revenue monitoring. These budgets have been robustly reviewed and realigned to ensure they accurately reflect the actual cost of delivering the services.

The total cost of the relets service has increased by £0.849m for 2027/28. It is projected that £0.400m will be capitalised as this relates to works such as replacement kitchens and bathrooms that are carried out during the void process. This therefore results in a net increase of £0.449m for the relets service. Most costs are associated to relet repairs which are carried out by Construction Services. This cost includes the delivery of 1,800 relets in 2027/28, which is based on the current termination levels and content of work required to relet the properties. The average cost of a relet in 2025/26 was:

- Major Relet £9,229.05
- Normal Relet £3,293.65
- Average Void (All) £4,262.43

The costs incurred are due to a variety of factors, notably the extent and types of repairs required and the impact of cost inflation. Aligning the budget with projected resource and work content, based on actual 2026/27 figures.

The total cost of the responsive repairs service has increased by £0.967m for 2027/28. This includes the day-to-day repairs service including emergency repairs and gas and lift servicing. The cost of delivering the responsive repairs and maintenance service is based on the current

projected level and cost of repairs being carried out. This includes 40,000 repairs per annum inclusive of labour, material, and subcontractor costs. This also includes the transfer of resources to establish a dedicated Team focusing on damp, mould and condensation given the legislative changes from 06 October 2026 and the resource requirements to complete within the prescribed timescales.

Overall, this includes the impact of estimated pay increase and inflationary pressures for materials. The overall projected salary cost for Construction Services has increased by £0.476m based on previous assumptions. This is mainly due to the estimated pay increase for 2027/28 of 3%.

Supplies & Services (Increase of £0.553m)

This increase mainly reflects pay inflation applicable to internal recharges for the caretaking/concierge service, anti-social behaviour team, homelessness team and the quality and performance teams. The revenue expenditure associated with the Reinforced Aerated Autoclaved Concrete (RAAC) Remediation programme and the additional resource requirements associated to Health and Safety to support carrying out works at Multi-Storey Developments have also been included in the 2027/28 budget.

Capital Financing Costs (increase of £1.558m)

Loan charges have increased, based on borrowing of £32m projected to be undertaken in 2026/27 to fund capital expenditure. The budgeted pooled interest rate is assumed at 4.2%. These costs reflect the level of borrowing costs required to support the delivery of the latest approved Housing HRA Capital Plan 2026-31. A review of the HRA Capital Plan 2027-2032 is currently being undertaken, and assumptions are included in future projections. Following completion of the full Housing Stock Condition Survey a review of the Capital Plan will be carried out. In the meantime, it currently includes allowances for future investment works including further energy efficiency improvements aimed to improve the stock which includes Linlathen Phase 1 and also support tenants in fuel poverty. Furthermore, it includes allowances in respect of RAAC remediation and the new build development at Blackness.

Planned Maintenance (increase of £0.598m)

This increase mainly reflects the additional budget required for the inspection and maintenance of properties that have External Wall Insulation installed.

- 5.4 The budget detailed in Appendix 1 makes assumptions relating to other housing charges for financial year 2027/28. The cost of the sheltered warden service is fully recovered by the service charge and as almost three quarters of the expenditure for the service relates to staffing, it is very sensitive to any changes to these costs. After taking cognisance of the pressures noted in paragraph 5.3, in respect of staff pay increases, it is anticipated that the overall staff costs will increase by £0.142m. This together with this inflationary increases for other costs e.g. property mean that in order to provide a balanced budget in 2027/28 the service charge would require to be increased by 6%.

In addition, these charges propose an increase for car parking in garage / lock ups and garage sites by 3.00% to recover the cost of maintaining these properties. Details of all these charges are included in Appendix 2.

- 5.5 The budget 2027/28 detailed in Appendix 1 currently shows a deficit of £4.479m. This deficit would be removed by applying a rent increase of 7.00%. As with previous years, it is proposed that council house tenants are given the opportunity to indicate their preference on other rent increase options that would provide for additional expenditure in key priority areas in exchange for a greater rent increase. The available options are summarised below and further details including the specific impact on service delivery are provided in Appendix 3.

Option	Increase (%)	Average Weekly Increase
1	7.00	£6.89
2	8.00	£7.87
3	9.00	£8.85

- 5.6 As noted above, the budget detailed in Appendix 1 shows a deficit of £4.479m. To set a balanced budget, this is the level of savings that would require to be made if a 0% rent increase was proposed.
- 5.7 Dundee City Council house rents have increased by 20.5% over the past five years. The five-year change within the Private Rented Sector is 44.5% according to City Lets published statistics. Over the same period, Local Authority rents have increased on average between 25-30% based on published statistics from the Association of Local Authority Chief Housing Officers (ALACHO). Registered Social Landlord rents in Scotland have increased by approximately 17.7% based on published statistics from the Scottish Housing Regulator.
- 5.8 In 2027/28 the rents in Dundee will be calculated on a straight percentage increase.
- 5.9 In preparing the above statements, the Executive Director of Neighbourhood Services has considered the key strategic, operational, and financial risks facing the Council over the period. The main factors considered were:
- the possibility of new or emerging cost pressures and responsibilities.
 - the inherent uncertainty surrounding matters such interest rates and price inflation.
 - any impact of the Prudential Code for Capital Finance.
 - continuing impact of the cost-of-living crisis and ongoing Welfare Reforms specifically in relation to on tenants' ability to pay their rent.

By way of exemplification, the following table shows the potential financial impact of any variations against the current key budget assumptions:

Budget Area	Current Assumption	Example Variation	Financial Impact
Pay Awards	3.0%	+0.5%	£36k
Price Inflation	Various	+0.5%	£224k
Interest Rate (Pooled Rate)	4.2%	+0.5%	£45k

6 CLIMATE CHANGE

- 6.1 Dundee City Council declared a climate emergency in June 2019, followed by the launch of Dundee's Climate Action Plan in support of the transition to a net-zero and climate resilient future. With this declaration and action plan, the Council are investing over £62.478m in energy efficiency improvement works over the lifetime of the HRA capital plan aimed at improving the existing housing stock and supporting tenants in fuel poverty. The HRA capital investment on energy improvement works from 2020/21 to 2025/26 was £11.208m.
- 6.2 Complimentary projects and initiatives in the coming years to assist in tackling this issue are outlined in the approved Housing Energy Efficiency and Net Zero Strategy (Article IV of Neighbourhood Regeneration, Housing and Estate Management Committee, 4 December 2023, report 344-2023 refers).

7 COST OF LIVING

- 7.1 The under-occupancy (more commonly known as the Bedroom Tax) charge continues to be fully mitigated by the Scottish Government. (£2.953m for year ending 2026/27). Since 2014 mitigation has been provided to the value of over £26.8m. The funding provided by the Scottish Government is included within the General Fund Revenue Budget.
- 7.2 Universal Credit (UC) roll out completed end March 2026 and the Housing Benefit Scheme closed to all, except pensioners, temporary and specified accommodation tenants on 30 June 2026. 76% of Council tenants are recipients of either HB or UC.
- 7.3 UC continues to have a negative impact on the level of tenant rent arrears; this is monitored on an ongoing basis and support provided to tenants where appropriate. Scottish Government continue to mitigate Benefit Cap in full, since January 2023 funding of £1.359.5m has been provided (£486k for 2026/27). The Council's Rent Collection and Benefit Delivery Teams continue to work together to support tenants affected by the Cap ensuring maximisation of claims.
- 7.4 The purpose of the Hardship Fund is to assist Council tenants experiencing financial hardship in the payment of rent as a result the ongoing Cost of Living crisis. To continue to mitigate the impact on council tenants, the fund, which was fully utilised in financial year 2025/26, and on track to be fully spent in 2026/27. It is proposed to continue this provision at £0.500m for financial year 2027/28 for ongoing assistance.
- 7.5 Council Advice Services continue to play a vital role in supporting Dundee City Council tenants by maximising income and improving households' financial resilience. During 2025/26, Council Advice Services secured £17.6 million in additional income for Dundee citizens through income maximisation and welfare advice services. Working alongside commissioned partners, including Brooksbank Centre and Dundee Citizens Advice Bureau, the combined total raised across the three services exceeded £23.1 million. Through tailored benefits advice, Council Advice Services help tenants access entitlements they may otherwise miss, including disability benefits, carers benefits, Scottish Child Payment and Pension Credit. Council Advice Services also support tenants through the managed migration process to Universal Credit, helping to maintain continuity of income and minimise financial disruption, while working with the Department for Work and Pensions to resolve errors and issues where they arise. This work contributes directly to tenancy sustainment, improved wellbeing and reduced demand for crisis interventions. By increasing household income, reducing financial hardship and supporting financial inclusion, Council Advice Services help strengthen communities and support Dundee's commitment to fairness, inclusion and community wealth building.

8. PROVISIONAL REVENUE BUDGETS 2028/29 & 2029/30

- 8.1 In line with last financial year, Provisional Revenue Budgets for 2028/29 and 2029/30 are detailed within Appendix 1 of this report. These budgets include an estimated allowance for pay awards of 3.0% for 2028/29 and 3.0% for 2029/30 for all staff. It should however be noted that the current pay deal ends on the 31 March 2027 and at the time of writing negotiations have not formally commenced. Provision has also been included for other specific and general price inflation, where appropriate.
- 8.2 These budgets assume the estimated level of capital financing costs that will arise because of the planned significant investments included in the latest Housing HRA Capital Plan 2026-31 as well as assumptions for 2031-32. This includes the delivery of key housing investment priorities such as maintaining council houses at Scottish Housing Quality Standard and improving Energy Efficiency by installing new external and internal insulation, PV solar panels, new windows, heating, roof replacements, and RAAC remediation.

- 8.3 The projected rent increases for 2028/29 and 2029/30 based on these provisional budgets are 6.00% for each of these financial years. It should be emphasised that the attached budgets and rent levels above are only indicative and final decisions relating to these budgets and future rent levels will be taken in due course.

9 RENT CONSULTATION

- 9.1 The “How Your Rent is Spent” tenant engagement event was held on 08 September 2026 at the Steeple Church in Dundee. The rent priorities survey was live until 24 September 2026. A total of 246 tenants responded to the Rent Priority Survey which concluded that the highest priorities of the options were:

Housing priority	Weighted score	Percentage of maximum score
Repairs	4.58 / 5	91.6%
Improving energy efficiency	4.46 / 5	89.2%
Estate management	3.91 / 5	78.2%
Helping tenants keep tenancies	3.56 / 5	71.2%
Building more new houses	3.46 / 5	69.2%

- 9.2 Our statutory obligations for consulting tenants on rent increases are set out in Section 25 of the Housing (Scotland) Act 2001. The Act states that tenants must receive 4 weeks’ notice in advance of the commencement of any rental period prior to implementing any rent increase. Section 54 of the Act outlines that landlords must notify tenants of the likely effect of the proposal on the tenant and must have regard to any representations made to it within such reasonable period as specified in the notice.

- 9.3 In addition to considering the traditional methods of undertaking the rent consultation, the Executive Director of Neighbourhood Services will again consult with Council tenants on the budget proposals, rent levels and other housing charges through all means possible, these include:

- use of telephone surveying, either directly or when tenants contact the council.
- information displayed on Dundee City Council website.
- targeted use of relevant social media platforms.
- publication of updated guidance (HRA Methodology) for tenants to understand what their rent pays for.
- through continued collaboration with Dundee Federation of Tenants Association and registered tenants’ organisations; and
- face to face engagement with Tenants.

During the consultation, further information will be made available to tenants in respect of the Cost-of-Living Crisis and will provide information to tenants in respect of support services available for those affected by the cost-of-living crisis.

- 9.4 Following the consultation period and having regard to the proposals and the views expressed, there will be a further report to the City Governance Committee on 25 January 2027.

10 POLICY IMPLICATIONS

- 10.1 This report has been subject to the Pre-IIA Screening Tool and does not make any recommendations for change to strategy, policy, procedures, services, or funding and so has

not been subject to an Integrated Impact Assessment. An appropriate senior manager has reviewed and agreed with this assessment.

11 CONSULTATIONS

11.1 The Council Leadership Team were consulted in the preparation of this report.

12 BACKGROUND PAPERS

12.1 None.

TONY BOYLE
EXECUTIVE DIRECTOR OF NEIGHBOURHOOD SERVICES

X October 2026

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Appendix 1

HOUSING REVENUE ACCOUNT

REVENUE BUDGET 2027-2030

	Final	Provisional	Provisional	Provisional
	Revenue	Revenue	Revenue	Revenue
	Budget	Budget	Budget	Budget
	2026/27	2027/28	2028/29	2029/30
	£000	£000	£000	£000
EXPENDITURE				
STAFF COSTS				
Salaries and Wages(incl NI and Supn)	6,936	7,349	7,970	8,409
Supplementary Superannuation Charges	200	200	204	208
TOTAL STAFF COSTS	7,136	7,549	8,174	8,617
PROPERTY COSTS				
Rents	8	8	8	8
Non Domestic Rates	162	167	170	173
Property Insurance	618	648	661	674
Repairs and Maintenance	19,889	21,305	21,731	22,165
Health and Safety Contracts	197	284	284	284
Energy Costs	1,031	1,039	1,059	1,079
Fixtures and Fittings	15	3	3	3
Cleaning Costs	499	514	529	545
Lost Rents and Bad Debts	2,360	2,790	2,846	2,903
Open Space Maintenance	2,863	2,853	2,910	2,968
TOTAL PROPERTY COSTS	27,642	29,611	30,201	30,802
SUPPLIES & SERVICES				
Liabilities Insurance	615	646	659	672
Clothing,Uniforms and Laundry	4	4	4	4
Printing,Stationery and General Office Expenses	98	98	98	98
Professional Fees	105	105	105	105
Postages, etc	50	40	40	40
Telephones	58	58	58	58
IT Software Maintenance	185	185	185	185
Hardship Fund	500	500	500	500
Internal Recharges	2,396	2,584	2,635	2,688
Services	592	646	659	659
Other Supplies and Services	572	862	902	913
TOTAL SUPPLIES & SERVICES	5,175	5,728	5,845	5,922
TRANSPORT COSTS				
Repairs and Maintenance and Other Running Co	6	5	5	5
Transport Insurance	2	2	2	2
Car Allowances	36	36	36	36
TOTAL TRANSPORT COSTS	44	43	43	43
THIRD PARTY PAYMENTS				
Voluntary Organisations	34	34	34	34
TOTAL THIRD PARTY PAYMENTS	34	34	34	34
SUPPORT SERVICES				
Recharge from Central Support Departments	3,920	3,729	3,804	3,880
TOTAL SUPPORT SERVICES	3,920	3,729	3,804	3,880

HOUSING REVENUE ACCOUNT

REVENUE BUDGET 2027-2030

	Final Revenue Budget 2026/27 £000	Provisional Revenue Budget 2027/28 £000	Provisional Revenue Budget 2028/29 £000	Provisional Revenue Budget 2029/30 £000
CAPITAL FINANCING COSTS				
Loan Repayments	12,196	13,110	14,489	16,305
Loan Interest	8,147	8,788	9,725	10,433
Loans Fund Expenses	50	53	59	63
TOTAL CAPITAL FINANCING COSTS	20,393	21,951	24,273	26,801
PLANNED MAINTENANCE	4,897	5,495	5,605	5,717
<u>TOTAL GROSS EXPENDITURE</u>	<u>69,241</u>	<u>74,140</u>	<u>77,979</u>	<u>81,816</u>
<u>INCOME</u>				
Internal Recharge to Other Housing	24	24	24	24
Rents,Fees and Charges	65,301	65,501	65,501	65,501
Interest	0	0	0	0
Sheltered Housing Management Charge	3,460	3,646	3,646	3,646
Other Income	456	490	490	490
Contribution from Renewal & Repair Fund	0	0	0	0
<u>TOTAL INCOME</u>	<u>69,241</u>	<u>69,661</u>	<u>69,661</u>	<u>69,661</u>
<u>TOTAL NET EXPENDITURE</u>	<u>0</u>	<u>4,479</u>	<u>8,318</u>	<u>12,155</u>

Appendix 2**REVENUE BUDGET 2027/2028
REVIEW OF CHARGES**

Services for which charges are / could be levied	Present Charge p/w £	Proposed Charge p/w £
Sheltered Housing Accommodation		
Service charge	37.69	39.95
<u>Heating charges</u>		
Brington Place	10.17	10.48
Baluniefield	12.89	13.28
Car Parking ⁽²⁾		
Garages / lock ups	11.19	11.53
Garage sites	3.22	3.32
Other Housing Charges		
<u>Multi-storey laundrette</u>		
Auto wash (per use)	2.00	2.10
Tumble dryer (per use)	1.20	1.30
Cabinet dryer (per use)	1.20	1.30
<u>Communal Stair Cleaning</u>	2.31	2.38
<u>Other Housing (Non-HRA Budget)</u>		
Travelling People Site - Rent Charge	83.69	89.55
Temporary Accommodation Properties ⁽³⁾		
Lily Walker Centre	225.47	tbc
Supported Complex – Honeygreen Road ⁽³⁾	261.48	tbc
<u>Network Flats ⁽³⁾</u>		
1 Apartment	108.04	tbc
2 Apartment	271.93	tbc
3 Apartment	403.74	tbc
4 Apartment	547.68	tbc
5 Apartment	689.06	tbc
Low Management Accommodation Furnished Apartment ⁽³⁾		
1 Apartment	50.00	tbc
2 Apartment	50.00	tbc
3 Apartment	50.00	tbc
4 Apartment	50.00	tbc

Notes

(1) Unless stated otherwise, all above charges are on a 52-week basis.

(2) Legislation requires that income derived from these facilities be sufficient to meet the necessary expenditure incurred in providing them.

(3) The above figures reflect service charges only and exclude rental charges and will be set as part of the review of charges exercise.

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Appendix 3**REVENUE BUDGET 2027/2028****RENT CONSULTATION OPTIONS**

The following table provides details of each option available for tenants to indicate their preference on. For each option includes the details of the impact on service delivery of selecting this option.

Option 1 – Rent Increase 7.00% (or average weekly increase of £6.88)
This option would allow for the additional adjustments outlined in paragraphs 5.1 to 5.5 of this report and provides sufficient resources to allow for the current level of service to be maintained and to continue to deliver on key service priorities. This level of service includes the provision of the existing housing repairs service, planned maintenance, together with funding to deliver key housing priorities including: • improving energy efficiency in Council houses and reducing the level of households in fuel poverty • tenancy sustainment • ongoing investment in existing stock • creation of new affordable housing
Option 2 – Rent Increase 8.00% (or average weekly increase of £7.87)
This option would also provide resources for the level of service outlined in Option 1 above. In addition, the higher increase would provide additional income of £639,000 in financial year 2027/28 that would allow to be invested in additional borrowing. This borrowing would provide extra capital expenditure of approximately £10.7m which would be targeted specifically to progress towards meeting the Energy Efficiency Standard in Social Housing on all council houses. As well as the continuation external wall and other insulation programmes these additional resources could be spent on a range of other energy efficiency initiatives including solar panels, new decarbonised heating systems, and piloting emerging technologies for our houses to meet the new requirements of Energy Efficiency Standards in Social Housing. It would also allow for the establishment of an expanded programme to replace double glazed windows on an area basis, as well as enhancing programmes for the modernisation of kitchens and bathrooms. It should be emphasised that the above expenditure would be over and above that included in the latest Housing HRA Capital Plan 2026-31. The agreement of option 2 would simply increase these resources and give an opportunity for these improvements to be delivered within a shorter timeframe.
Option 3 – Rent Increase 9.00% (or average weekly increase of £8.85)
This option would also provide resources for the level of service outlined in Option 1 above. In addition, the higher increase would provide additional income of £1,278,000 in financial year 2027/28 that would allow be invested in additional borrowing. This borrowing would provide extra capital expenditure of approximately £21.4m which would be targeted specifically to progress towards meeting the Energy Efficiency Standard in Social Housing on all council houses. As well as the continuation external wall and other insulation programmes these additional resources could be spent on a range of other energy efficiency initiatives including solar panels, new decarbonised heating systems, and piloting emerging technologies for our houses to meet the new requirements of Energy Efficiency Standards in Social Housing. It would also allow for the establishment of an expanded programme to replace double glazed windows on an area basis, as well as enhancing programmes for the modernisation of kitchens and bathrooms.

It should be emphasised that the above expenditure would be over and above that included in the latest Housing HRA Capital Plan 2026-31. The agreement of option 3 would simply increase these resources and give an opportunity for these improvements to be delivered within a shorter timeframe.

REPORT TO: NEIGHBOURHOOD, HOUSING AND COMMUNITIES COMMITTEE – 26 OCTOBER 2026

REPORT ON: SOURCING STRATEGY AND PROPOSED TENDER AWARD FOR THE PROCUREMENT OF WORKS TO CARRY OUT REPAIRS AND MAINTENANCE TO HOUSING LOW RISE EWI INSTALLATIONS

REPORT BY: EXECUTIVE DIRECTOR OF NEIGHBOURHOOD SERVICES & EXECUTIVE DIRECTOR OF CITY DEVELOPMENT

REPORT NO: 237-2026

1 PURPOSE OF REPORT

- 1.1. The purpose of this Report is to summarise the findings in relation to External Wall Insulation (EWI) property surveys, carried out by Design & Property, City Development to Dundee City Council Housing stock which has received EWI installations by OVO (S) Energy Solutions Limited (formerly known as SSE Energy Solutions for any works prior to 16 January 2020 and hereinafter referred to as OVO).
- 1.2. The Sourcing Strategy and proposed tender award process recommendations to progress the necessary rectifications and ongoing maintenance through an appropriate procurement route are noted in Section 6 of this report.

2. RECOMMENDATION

- 2.1 It is recommended that the Committee:
 - a Note the information in this report and approve the sourcing strategy and proposed route to market as outlined in this report in compliance with the Public Contracts (Scotland) Regulations 2015.
 - b Agrees that the Executive Directors of Neighbourhood Services and City Development award contracts on the basis of the most economically advantageous tender to the successful contractor and within the overall costs estimated in Section 3. Elected members will be notified thereafter of the scheduled works and the period that the works will be undertaken.

3. FINANCIAL IMPLICATIONS

- 3.1 The outcome of the mini-competition exercise is anticipated to be in the region of £900k.
- 3.2 The Executive Director of Corporate Services has confirmed these costs can be met in from the HRA Revenue Budget 2027/28 and estimates for these costs will be reflected accordingly in future years budgets. Where considered appropriate to do so, owner occupiers will be recharged for their share of any costs, and this will offset the above expenditure.

4. BACKGROUND

- 4.1 Dundee City Council Housing Asset Management Unit (HAMU) commissioned and managed an installation programme of External Wall Insulation (EWI) from 2014 to 2022 directly with OVO to housing stock across the city.
- 4.2 As part of this OVO programme, External Wall Insulation was installed to 5,177 low rise properties and cottages within the housing stock with a Dundee City Council interest across the city.

- 4.3 This report relates to all EWI installations carried out by OVO within DCC social housing stock except the Multi Storey Developments. Neighbourhood Services are progressing Single Building Assessments for all multi-storey developments.
- 4.4 Dundee City Council Design & Property Architectural Services (AS) were appointed to review and assess the position regarding technical compliance of the installations, report their findings and propose an appropriate procurement route for any rectification. A comprehensive cross service exercise has been carried out to review all Dundee City Council properties that have had EWI installations and to ensure the relevant Building Warrant Certification is in place.
- 4.5 In conjunction with the administration exercise regarding Building Warrant Certification a technical review to determine the requirement for further invasive testing, including assessment of all aspects of installation compliance was undertaken.
- 4.6 Due to commonalities found to properties within the same Development, it is not necessary to inspect all properties. Using standard industry practice, a methodology process was adopted by Architectural Services based on development size for consistency of testing.

Inspection rate	
Development Size	Sample Size
Small (up to 50)	100%
Medium (100-200)	50%
Large (over 200)	25%

Inspections have been carried out to all developments using these metrics to encompass a total 5,177 (MSD excluded).

This has allowed officers to quantify the development types and properties surveyed and to summarise the common defects noted during the fieldwork surveys. It is noted that a proportional assumption has been made regarding the frequency of defect instances to properties that have not been inspected. As the appropriate inspections and maintenance are undertaken the findings will be consolidated through monitoring and recording.

- 4.7 In 2024, the UK Government commissioned a review into EWI installations carried out under Energy Company Obligation phase 4 (ECO4), and Great British Insulation Scheme (GBIS). The findings initially raised concerns, however further investigation as detailed in The National Audit Office Report Summary has demonstrated that these failures do not relate to installations in Dundee. This has been reinforced through the findings of the DCC surveys.

5. CURRENT POSITION

- 5.1 The majority of the defects recorded relate to no regular planned maintenance, system specific for the EWI installation system being carried out to rainwater goods. There are no major concerns identified regarding the EWI installations, and all defect findings relate to the need for system specific ongoing maintenance.
- 5.2 As the original EWI programme was managed by OVO, it was identified that no system specific planned maintenance programme was established following installation of the EWI, primarily due to the absence of dedicated Dundee City Council technical oversight to define the asset standards, inspection regime and cyclical maintenance requirements associated with the system and its interfaces (including rainwater goods, sealants and penetrations). In practice, this meant there was no structured programme of routine inspection and preventative maintenance to inform timely intervention and protect the integrity and lifecycle performance of the EWI, increasing the likelihood that minor defects would remain unaddressed. Going forward there will be a periodic maintenance programme implemented to ensure that appropriate repairs are completed to maintain the life cycle integrity of the EWI. Where considered appropriate to do so, owner occupiers will be recharged for their share of any maintenance costs.

- 5.3 Following the commissioning of Design & Property Architectural Services to undertake a review of External Wall Insulation (EWI) installations and associated Building Warrant certification requirements, a wider programme of review was undertaken across Housing, Design & Property, Building Standards and Internal Audit to assess both the historic causes of identified compliance issues and the effectiveness of current arrangements for the delivery and oversight of housing capital projects.
- 5.4 The audit identified a number of improvements as reported to the Scrutiny and Audit Committee on the 24 June 2026 Article VI Report No 108-2026. Recommendations were subsequently made to strengthen project delivery, clarify roles and responsibilities, improve governance arrangements and formalise compliance monitoring processes.
- 5.5 In response, Dundee City Council implemented a programme of improvement actions which have now been embedded within current operating arrangements. These include:
- Formal appointment of appropriately qualified technical officers through Service Level Agreements between Neighbourhood Services and City Development (Housing Service and Design & Property Service) to provide professional architectural, engineering, quantity surveying and clerk of works functions.
 - Establishment of defined project governance arrangements, including clear allocation of responsibilities for Building Warrant applications, statutory approvals, compliance monitoring and certification.
 - Introduction of formal project delivery and reporting processes, including action planning, monitoring and oversight arrangements for commissioned reports and capital projects.
 - Strengthening of contract management requirements for design and build and other externally delivered projects, legal, procurement and regulatory responsibilities and enhanced technical oversight.
 - Development and maintenance of corporate tracking arrangements for Building Warrant and completion certification status across the housing estate.
 - Establishment of cross-service governance arrangements involving Housing, Design & Property and Building Standards to review and verify historic compliance documentation and ensure completion certificates are secured where required.
- 5.6 The Internal Audit review concluded that current arrangements for ensuring compliance with Building Regulations and associated legislation provide Substantial Assurance, recognising that the control environment now includes clearly defined responsibilities, documented processes, compliance monitoring arrangements and independent external assurance through the Design & Property Quality Management System (QMS). The audit confirmed that Design & Property Services operate within an externally accredited management system, subject to regular independent review and certification, which incorporates statutory compliance checks, Building Warrant processes and project stage approvals throughout project delivery.
- 5.7 In addition to the audit review, Design & Property Services undertook a comprehensive technical appraisal of the OVO EWI installations. This included review of certification records, Building Warrant status, development-based surveys, sample inspections and invasive investigations where required. The exercise was undertaken using a structured inspection methodology proportionate to development size and risk profile, encompassing all EWI developments within the programme.
- 5.8 The combined findings of the technical review and Internal Audit work provide assurance that the original governance and oversight weaknesses identified have been addressed through revised governance arrangements, strengthened technical oversight and enhanced compliance processes. Officers are therefore satisfied that appropriate controls are now in place to support ongoing monitoring, maintenance, statutory compliance and future delivery of housing capital

investment projects, including the proposed programme of EWI rectification and maintenance works.

- 5.9 Furthermore, that City Development following this review and findings are developing a maintenance programme on behalf of the Housing Service for EWI. This strengthened oversight will support consistent delivery to the appropriate standard; ensure appropriate ongoing maintenance is carried out and will include securing completion certificates for building warrants where required.
- 5.10 The project being commissioned will consist of a repairs and maintenance package to deliver rectification where required. This will be delivered in parallel with work stream for inspections and minor repairs anticipated to be carried out to EWI systems annually. These inspections will provide a baseline for ongoing annual maintenance inspections. This programme will help ensure that the EWI systems are protected and maintained appropriately.

6. SOURCING STRATEGY SUMMARY

- 6.1 Available procurement routes have been reviewed, including existing national and sector frameworks such as Scotland Excel and the Scottish Procurement Alliance. Findings have demonstrated that the most advantageous route is a mini completion utilising SXL Energy Efficiency Contractors (EEC) Framework No. 1320 Sub-Lot 2.1 External Wall Insulation and Finishes.

This has been determined through the available contractor resource in addition to ability to deliver the proposals.

- 6.2 Community Benefits - Dundee City Council is committed to securing maximum economic and social benefit from its capital & revenue programmes. In line with the Dundee City Council Community Benefits Policy the Community Benefits will be calculated based on the agreed award sum. This provides potential opportunities for local employers and development of the workforce including apprentices.
- 6.3 The project Community Benefit requirements will continue to be monitored by the Community Wealth Building coordinator and reported within the Annual Procurement Report.

RISK ANALYSIS

- 6.4 There are four standard risks in any procurement and for public sector regulated procurement, a fifth is added, that of the procurement exercise itself breaching the public contract regulations and leaving the Council open to a legal challenge.

Sourcing Strategy Key Risk Table

Description of Risk	Actions to be taken to manage Risk
Commercial Risk – That either the price objectives are not achieved up front or there are other costs that arise during the contract and diminish the overall benefits.	A schedule of rates will be submitted by contractors through the tendering process.
Technical Risk – This concerns the difficulty in being able to specify the desired outcome and on the market being unable to deliver to the specification	Supplier accreditation will be assessed within the quality criteria
Performance Risk – This concerns the ability of suppliers to perform consistently over the life of the contract to deliver the planned benefits	Health and Safety on site will be managed by the contractor, and monitored by the contract administrator and the CDM PD. Clear spec and form of contract support effective contract management.

Contractual Risk – Being able to remedy the 's shortcomings in the contractor's performance without severely damaging the contract and about avoiding reliance on the contracted supplier as the contract develops.	Realistic programme. Regular progress meetings and reporting managed by contract owner. Clear spec and form of contract support effective contract management.
Procurement Risk – where a procurement is found unsound in law, through the public procurement rules	The procurement will be carried out in accordance with the public contracts (Scotland) regulations 2015.

7 POLICY IMPLICATIONS

- 7.1 This report has been subject to the Pre-IIA Screening Tool and does not make any recommendations for change to strategy, policy, procedures, services or funding and so has not been subject to an Integrated Impact Assessment. An appropriate Senior Manager has reviewed and agreed with this assessment.

8 CONSULTATIONS

- 8.1 The Council Leadership Team have been consulted in the preparation of this report.

9 BACKGROUND PAPERS

- 9.1 The National Audit Office Report Summary [HERE](#).

Tony Boyle
Executive Director of Neighbourhood Services

Robin Presswood
Executive Director of City Development

28 September 2026

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APPENDIX 1

Area	DCC properties	Private properties
Contractor – OVO		
14-EWI01 Graham Street 1 st	160	76
Graham Street, Haywood Place, Woodlands Terrace, Woodside Terrace,		
14-EWI02 Boots Lawton development	208	56
Brantwood Avenue, Byron Crescent, Harlow Place, Strathmore Avenue, Wetherby Place		
14-EWI03 Arklay Street 1st & 2nd	63	45
Sandeman Street, Strathmore Street,		
14-EWI04 Lawton Farm	20	0
Byron Crescent, Lawton Road		
14-EWI05 Mid Craigie 2nd Flats	60	8
Longtown Place, Longtown Road, Longtown Terrace		
14-EWI06 Strathmartine BISF (incl. windows)	46	0
Annandale Avenue, Blantyre Place, Camperdown Road, Eskdale Avenue, Livingstone Place, Livingstone Terrace, Nithsdale Avenue		
14-EWI08 Balgay, Kerr, Lorne Street	54	0
Balgay Street, Kerr Street, Lorne Street		
14-EWI09 West Clepington	114	6
Marryat Terrace, Moncur Crescent, Provost Road		
15-EWI01 Hospital Park	124	30
Bruce Street, Byron Street, Derby Street, Fraser Street, Hill Street, Leng Street, Mortimer Street, Reid Street		
15-EWI02 Ph2 Arklay Street	234	6
Arklay Place, Arklay Street, Arklay Terrace, Clepington Road, Court Street North, Sandeman Place, Sandeman Street,		
15-EWI03 Ph3 Byron Street	78	6
Byron Street		
15-EWI04 Ph4 Canning St, Wester Clepington Ph2	186	30
Caird Avenue, Canning Street, Mains Road, Marryat Street, Marryat Terrace, Moncur Crescent, Provost Road		
15-EWI05 Ph5 Clepington Rd, Wedderburn St, Wester Clepington/22 Caird Ave	158	6
Clepington Road, Strathmartine Road, Wedderburn Place, Wedderburn Street,		
15-EWI06 Ph6 Hospital Street	36	12
Hospital Street		
15-EWI07 Ph7 Mid Craigie Cottages	23	10
Craigielea Place, Drumlanrig Drive, Longtown Road, Mauchline Avenue, Mauchline Place		
16-EWI01 Wester Clepington	210	18
Caird Avenue, Caird Terrace, Hepburn Street, Wedderburn Street		

16-EWI02 Sandeman St (incl. windows)	150	52
Arklay Street, Fleming Gardens South, Hindmarsh Avenue, Sandeman Street		
16-EWI03 Arklay St 1st, Fairbairn St, Wolesley St	164	0
Arklay Street, Dens Road, Fairbairn Street, Strathmore Street, Wolsley Street		
16-EWI04 Constitution St, Harcourt/Paterson St, Hill St/Kinghorne Rd	63	9
Constitution Street, Harcourt Street, Hill Street, Kinghorne Road, Ogilvie's Road, Paterson Street		
16-EWI05 Arbroath Rd, Dens Rd/Cotton Rd	42	0
Arbroath Road, Cotton Road, Dens Road		
16-EWI06 Maitland St	22	26
Gardner Street, Maitland Street		
16-EWI07 Lawton Road Tenements	84	8
Byron Street, Lawton Terrace		
206-2016 Balmuir Wood Travelling Persons Site	20	0
Balmuir Wood		
17-EWI01 St Marys Orlits & 8th	89	0
St Boswells Terrace,		
17-EWI01B Scheme 1 Dryburgh Orlits	88	0
Dryburgh Crescent, Dryburgh Place, Dryburgh Street, Ettrick Crescent, Langshaw Road, Linton Road, Munro Place, Napier Drive		
17-EWI02 Scheme 2 Lochee Tullideph	78	42
City Road, High Street Lochee, Tullideph Road, Tullideph Street		
17-EWI03 Scheme 3A Graham Street 2nd	92	72
Graham Street, Kerrsview Terrace		
17-EWI03B Scheme 3B Graham Street	56	64
Barnes Avenue		
17-EWI04 Scheme 4 Douglas & Mid Craigie	278	40
Balbeggie Street, Balerno Place, Ballantrae Place, Ballantrae Terrace, Ballindean Place, Ballindean Terrace, Balmerino Road, Balmoral Gardens, Balmoral Terrace, Balunie Drive,		
17-EWI04B Scheme 4 Fintry	37	0
Finlarig Terrace, Fintry Drive, Fintryside,		
18-EWI01 Beechwood Crescent	9	0
Harefield Road, Lundie Avenue		
18-EWI02 Hilltown 1st & 2nd	18	0
Hilltown		
18-EWI03 Harefield Road	20	0
Toftthill, Toftthill Place		
18-EWI04 Strathmore Avenue	48	0
Strathmore Avenue		
18-EWI05 Ann Street	11	0
Ann Street		
18-EWI06 Moncur Crescent	84	0
Canning Street, Hastings Place, Moncur Crescent		

18-EWI07 Polepark (incl. 70 Polepark Rd)	24	48
Benvie Road, Fyfe Street, Mitchell Street, Polepark Road		
18-EWI08 Broughty Ferry 1st - 4th	208	0
Archer Street, Forthill Drive, Forthill Place, Forthill Road, Nursery Road		
18-EWI09 Craigiebank 1st - 3rd	207	0
Arbroath Road, Balgavies Avenue, Craigie Avenue, Crombie Terrace		
19-EWI01 Peddie St	15	6
Peddie Street		
19-EWI02 Benvie Road	24	0
Benvie Road, Cleghorn Street		
19-EWI03 Law Crescent	156	104
Byron Street, Kenmore Terrace, Killin Avenue, Lawside Road		
19-EWI04 Dudhope Tenements & Flats	134	0
Campbell Street, Fullarton Street, Gardner Street, Kilberry Street, Lawside Road, Loons Road		
19-EWI05 Stirling Park	60	0
Kinghorne Road, Kinloch Terrace, Macaulay Street, Stirling Avenue, Stirling Terrace, Upper Constitution Street, Wishart Street		
19-EWI06 West Kirkton 3rd	26	0
Americanmuir Road, Lauderdale Avenue, Lauderdale Place		
19-EWI07 Dryburgh 2nd Whitson Fairhurst	22	0
Liff Road, Munro Place, Napier Drive		
20-EWI01 Magdalene Kirkton 3rd	26	0
Helmsdale Drive		
20-EWI03 Alpin Road	179	29
Alpin Road, Alpin Terrace, Glenesk Avenue, Glenisla Terrace, Harefield Road, Lawside Road, Loons Road		
20-EWI06 Foggyley 1st	60	6
Foggyley Place, Wiston Place		
Totals	4368	809
		5177