

National Planning Framework 4

Dundee

Minimum All-Tenure Housing Land Requirement

ASSESSMENT REPORT

Scottish Government

Planning & Architecture Division and Housing & Social Justice

September 2021

CORE OUTPUTS ASSESSMENT

1 Locally Adjusted Estimate

	Initial Default Estimate	Locally Adjusted Estimate
Dundee	2,000	4,200

The locally adjusted estimate (4,200) is primarily driven by the adjustments made to existing housing need.

The locally adjusted estimate is substantially higher than the Scottish Government completions data (2,377) ([Housing statistics quarterly update: new housebuilding and affordable housing supply - gov.scot \(www.gov.scot\)](https://www.gov.scot/publications/housing-statistics-quarterly-update/new-housebuilding-and-affordable-housing-supply/pages/2-377-completions-data.aspx)) however the authority have not commented on completions.

2 Household Projections (Newly-Forming Households)

The National Register of Scotland (NRS) 2018-based principal migration variant has been used by the authority and no adjustment is proposed. The single year data is generated correctly within the Excel calculator.

Household Projection: Default Compared to Adjusted Estimates

	Default	Adjusted
Dundee	1,200	1,200

3 Existing Housing Need

Existing Housing Need: Default Compared to Adjusted Estimates

	Default	Response
Dundee	400	2,150

The TAYplan authorities invited Arniel Johnston to assist in their next Housing Need and Demand Assessment (HNDA) including alternative existing housing need estimates. The estimates were produced using a household survey carried out online and by telephone with around 2,100 interviews being undertaken. The methodology used took account of the need to avoid double counting and to ensure the sample is statistically robust.

The proposed existing housing need figures are derived from five elements:

- Homeless households and those in temporary accommodation
- Households under threat of eviction/ repossession
- Concealed and overcrowded households

	<ul style="list-style-type: none"> • Waiting list information related to those requiring specialist housing • Poor quality housing (Below Tolerable Standards) <p>The use of these element results in existing housing need estimates that are substantially higher than the default figures.</p>
4	<p>Flexibility Allowance</p> <p>Dundee use the default flexibility allowance of 25%.</p>

CORE PROCESSES ASSESSMENT	
1	<p>Using the Response Template and Excel Calculator</p> <p>The Response Template has been used to make the case for change, word limits are not exceeded and its completion is correct. A copy of the adjusted Excel Calculator has been provided.</p>
2	<p>Housing Market Partnership and Stakeholders Involvement</p> <p>Stakeholders across Tayside area were invited to submit written comments on the initial default estimate.</p> <p>The HMP comprises the four Tayside local authorities who developed a mutual understanding and agreement that the amendments put forward to locally adjust the initial default estimate have been based on robust evidence, HNDA survey work and policy aspirations. They agreed the adjusted MATHLR for Dundee.</p> <p>Stakeholders (23) directly engaged in the process through a workshop on 25 May 2021 were Abertay HA, Barratt Homes, Bield HA, Caledonia HA, Broughty Ferry Community Council, Champion Homes, DJ Laing, Persimmon Homes, Sanctuary Housing, Stewart Milne, Viewpoint HA, Hillcrest HA, Homes for Scotland, and NatureScot.</p> <p>They agreed that the initial default estimate was an underestimation of the housing needs. There was overwhelming support for a high adjusted estimate of 5,200 units as the ambitious agenda for economic growth in Dundee required to be matched by an ambitious agenda for growing housing. However, this was tempered by a recognition of historic completion rates and that a lower figure would be more realistic. The groundswell of stakeholder opinion focused on selecting a minimum land requirement estimate which was just as ambitious as the City's progressive economic strategy.</p>

	<p>Stakeholders supported the principle that the estimate of existing housing need should extend beyond temporary accommodation, overcrowded <i>and</i> concealed households to measure the needs of those with immediate insecure tenure; specialist needs and poor housing conditions.</p> <p>The locally adjusted estimate was agreed by the HMP.</p>
<p>3</p>	<p>Joint Housing and Planning Senior Official Sign-Off</p> <p>Full sign-off by heads of planning and housing for Dundee City.</p>
<p>4</p>	<p>Statistical Evidence</p> <p>The council has used some well recognised sources of statistical evidence to support their case including:</p> <ul style="list-style-type: none"> • NRS, 2018-based household projection (principle) <p>The robustness of the alternative existing need estimates requires some additional methodological information to be provided to the Scottish Government.</p>
<p>5</p>	<p>Policy Evidence</p> <p>In the engagement exercise stakeholders were asked to consider the range of policy drivers that should be taken into account. Committed economic development projects were considered to attract households moving into Dundee to take up new jobs and employment opportunities supported by various infrastructure and development projects promised in the Tayside City Deal.</p> <p>Whilst it was acknowledged that the ambition for growth in housing provision should echo the scale of the City's ambition for economic growth, it was also acknowledged that whilst there are progressive economic growth plans, not all of it is residential growth – it also focuses on tourism, commercial and retail growth.</p> <p>The authority indicate that the Tayside Housing Need and Demand Assessment (HNDA) is in preparation and that should further evidence emerge through that process this can input to NPF4 as it progresses.</p>

MINIMUM ALL-TENURE HOUSING LAND REQUIREMENT (MATHLR)

For the reasons specified above the proposed MATHLR is:

	MATHLR
Dundee	4,200