



Balancing supply, affordability and quality; towards a vision for Housing

Professor Paddy Gray

Overview of Presentation

- Housing System
- Irelands Housing Commission Report
- HC Rural Housing Recommendations
- Dumfries and Galloway Local Housing Strategy
- Fermanagh & Omagh District Council Housing Issues
- Towards a Vision for Housing



Housing System

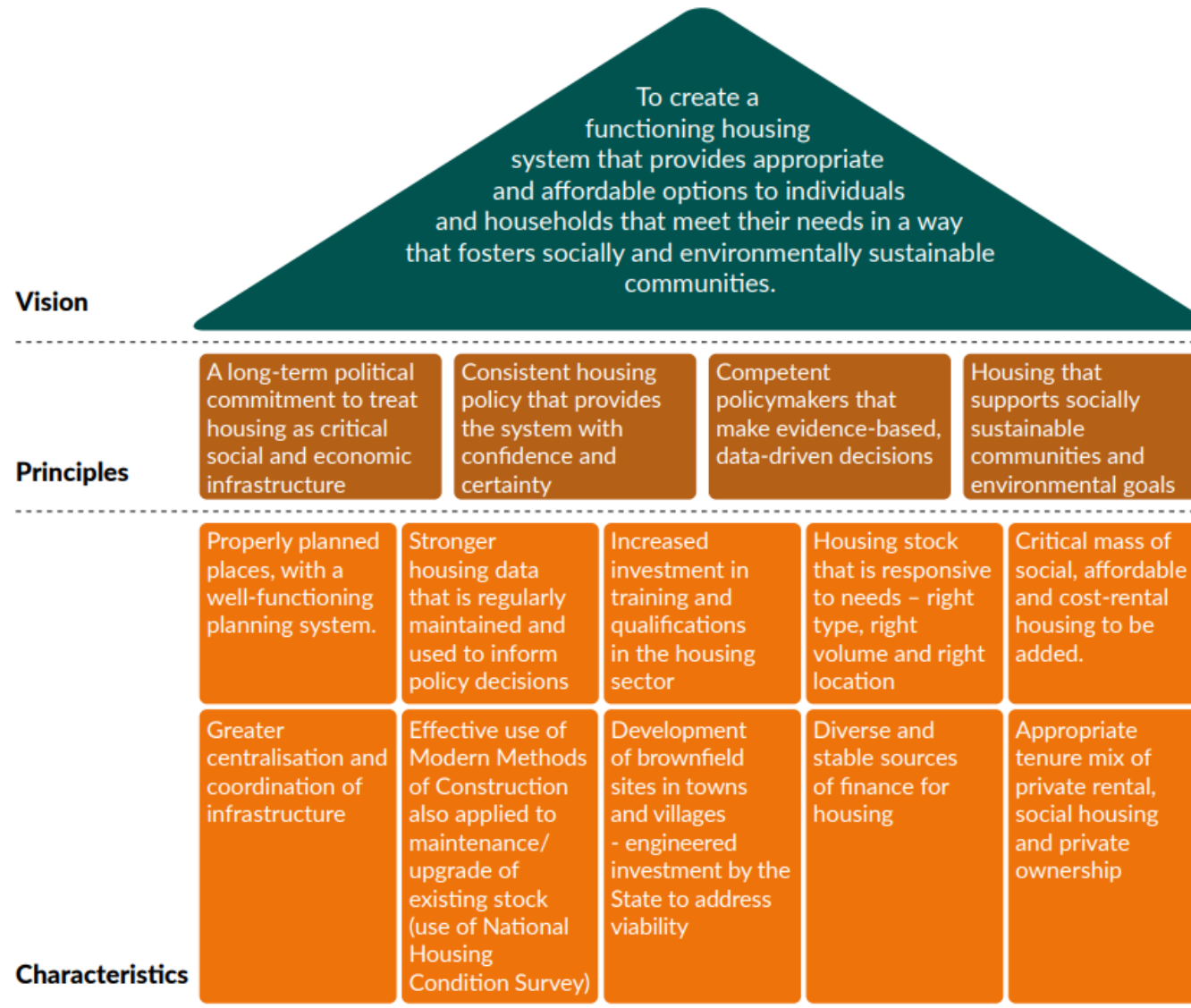
Large and Complex

- Linked to virtually every area of Gov policy from economy and taxation to the environment health employment and education
- The system is driven by a whole range of factors from individual behaviour to global economic forces
- Greatest asset and debt held by a household
- Policy tends to focus on one particular component part without reference to the wider context making policy at its worst becoming fractured and disjointed

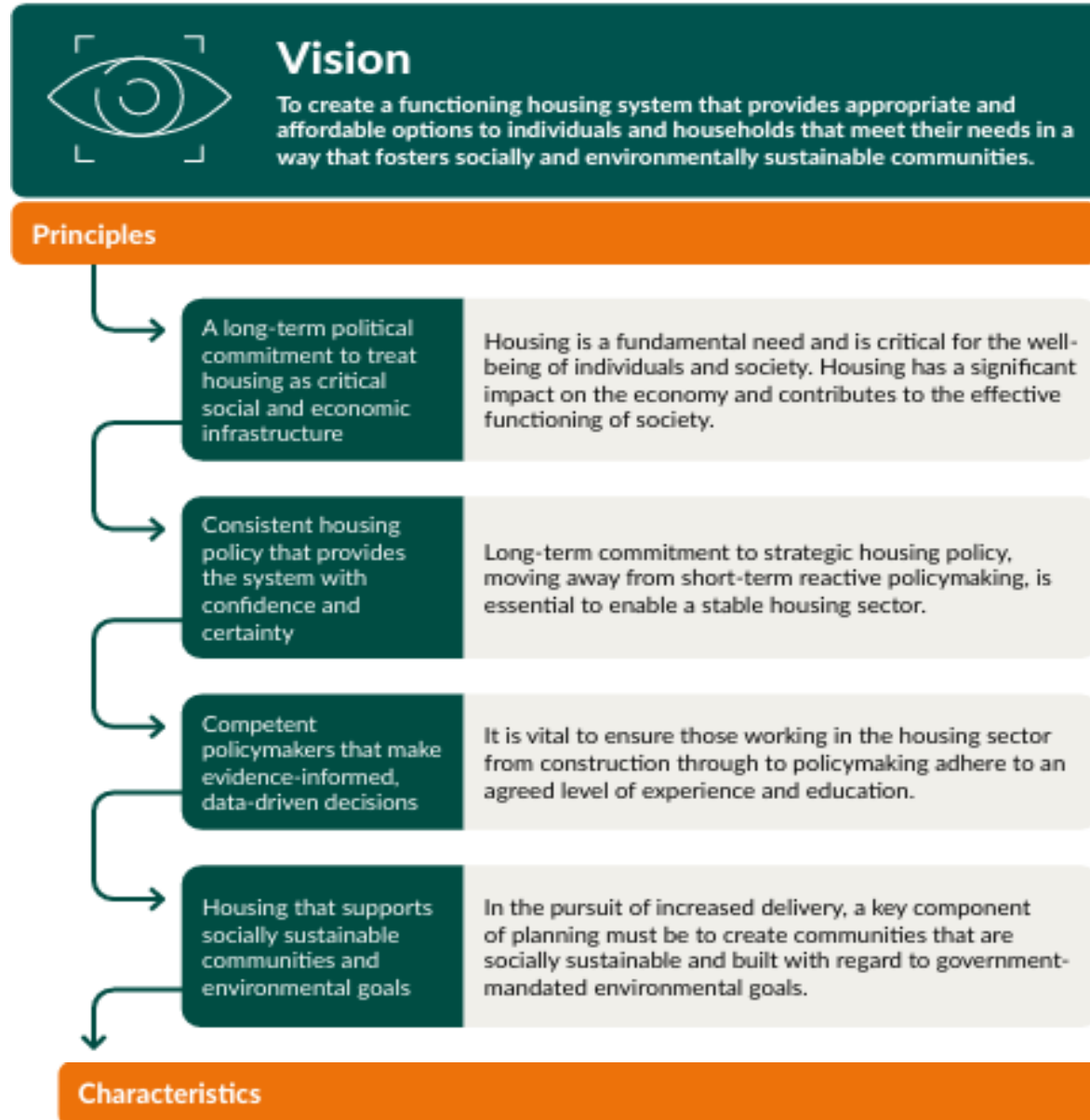
Dysfunctional Components

- Negative impact of housing system on the wider economy
- Increasing unaffordability
- Failure of housing supply to respond to changes in demand
- Unsuitability of the housing stock for current and future needs
- Failure to meet acute housing need: Rising homelessness, waiting lists, housing stress, temporary accommodation

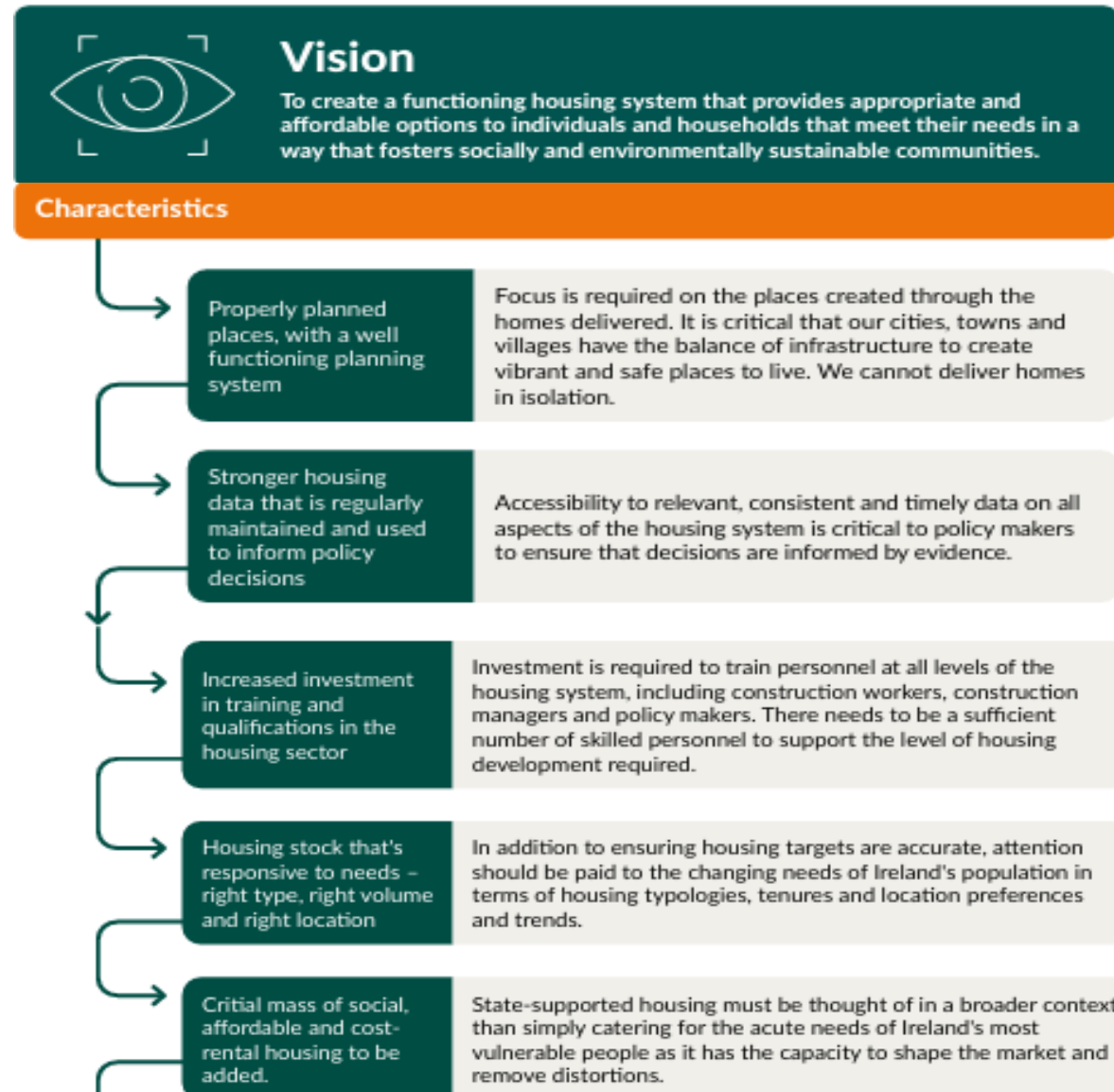
Vision, Principles and Characteristics of a well-functioning housing system



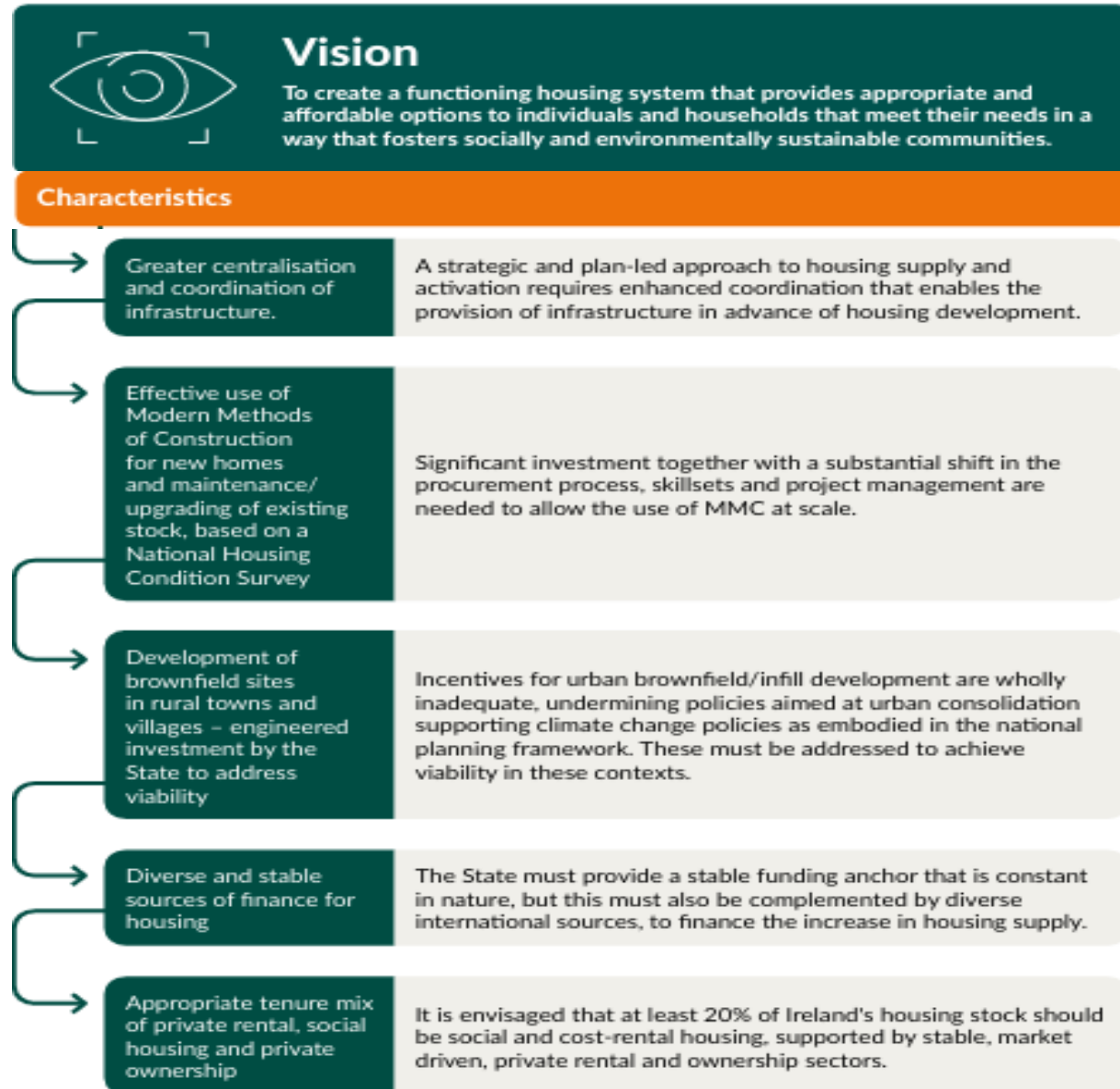
Vision, Principles and Characteristics of a well-functioning housing system



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Vision, Principles and Characteristics of a well-functioning housing system



Housing Commission Rural Housing Recommendations

Rural Housing – Recommendations

- #60. Fully realise the commitment to develop sustainable rural communities by strengthening the design of towns and villages, facilitating housing in nodes and clusters, and revising planning and regulatory mechanisms for sustainable one-off housing in appropriate locations.
- #61. Incentivise the reuse and retrofitting of vacant and deteriorating dwellings in rural Ireland by:
 - a. prioritising and extending grants and soft supports for the reuse and retrofitting of vacant buildings for owner-occupiers and tenants;
 - b. providing additional grants to ensure that property owners receive support and advice;
 - c. enforcing vacant building and vacant site taxation, and further incentivising the reuse of existing buildings (e.g. above-the-shop spaces).
- #62. Monitor accurately the prevalence and use of second homes and holiday homes in rural Ireland.
- #63. Develop and implement a holistic approach to delivering infrastructure in rural Ireland to address the historic and endemic challenges around water and sewage management.
- #64. Provide dedicated supports to island and Gaeltacht communities to ensure high standards of housing in rural islands



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Dumfries and Galloway Housing Strategy 2025-2030: Strategic Priorities

- Building more homes to support a thriving local economy and sustainable communities.
- Supporting independent living – enabling people to remain in the home and community of their choice.
- Extending housing options and improving the private rented sector.
- Achieving affordable warmth – through energy efficient, sustainable homes.
- Improving housing quality – through repair, maintenance and investment.

DUMFRIES & GALLOWAY LOCAL HOUSING STRATEGY

2025-2030



Dumfries and Galloway Housing Strategy (2025-2030): Key Actions

- Develop **more homes**, including affordable homes, and target new housing supply.
- Use of brownfield sites and long-term empty buildings to bring more housing supply.
- Establish a “Town Centre Living Fund
- Prioritise housing for **key worker groups** (e.g., health-care professionals, teachers, police, social care staff),
- Provide more employer-provided staff accommodation in tourism and land-based industries.

Dumfries and Galloway Housing Strategy (2025-2030): Key Actions

- Address the private rented sector – improving standards and increasing choice.
- Improve energy efficiency and affordable warmth.
- Improve housing conditions in the private sector
- Ensure new development is supported by infrastructure
- Linked to homelessness and housing options



Why This Matters in Dumfries and Galloway

- The strategy recognises that in a largely rural area like Dumfries & Galloway, there are **distinct housing challenges**:
- The focus on key-workers, town-centre living, empty properties, brownfield redevelopment shows a more **targeted approach** rather than just “build more homes”.
- Linking housing supply with infrastructure and services is vital to ensuring that new housing is sustainable (not just built in isolation) – that helps support vibrant communities.
- The focus on energy efficiency and affordable warmth acknowledges that housing is not just about quantity but also quality and sustainability, which is increasingly important in Scotland’s policy-framework (net-zero, fuel poverty).

Fermanagh & Omagh District Council: **Key Housing Issues**

- Shortage of supply
- Social housing and need-mismatch
- Rental pressures & affordability
- Infrastructure & planning constraints
- Homelessness & temporary accommodation



Why These Issues Should Matter Locally

- Rural & small-town context:
- Demographic pressures:
- Affordability & access:
- Economic & community impact:
- Planning & infrastructure interplay:



What a Vision for Housing Should Include

- A vision for housing in the future should be grounded in sustainability, affordability, and inclusivity, while embracing technological innovation and community-oriented design
- Shouldn't be just about structures or numbers or units
- It about fostering sustainable thriving communities where everyone can have a dignified, comfortable and secure home

