

Lochside News



Lochside: shaping the future together

Lochside is set for a major £130 million regeneration that will bring lasting improvements to the area.

The programme is being developed in partnership with local residents, Dumfries and Galloway Council, and Wheatley Homes, the region's largest social landlord and part of Wheatley.

This multi-million pound initiative will upgrade existing Wheatley homes, deliver hundreds of new energy efficient properties, improve connectivity and active travel routes, and

create new green spaces for everyone to enjoy.

The voices of tenants, residents and community groups have been central to shaping the plans. More than 1500 people have already helped influence the future of Lochside by sharing their ideas and priorities.

With the community at the heart of these exciting plans, and working alongside our partners at the Scottish Government, we hope that work will begin in early 2027 on delivering a bright new future for the area of Lochside.





Councillor
Andy Ferguson

How Lochside will be a community transformed

Hundreds of family homes, improved connectivity to Dumfries town centre and new green spaces are at the heart of plans that will transform the Lochside community.

The regeneration, the largest of its kind in Dumfries and Galloway, will see millions invested in the area.

The project is being delivered in partnership with the local community, Dumfries and Galloway Council, and Wheatley Homes South, the region's largest social landlord, part of Wheatley.

The multi-million-pound transformation will see existing Wheatley homes upgraded, almost 600 new energy-efficient homes built, connectivity and active travel routes improved, and new green space created in the area.

Alex Lamb, Managing Director of Wheatley Homes South, said: "This regeneration paves the

way for a bright new future for Lochside.

"These exciting plans will see millions invested in transforming the area with a focus on the key issues people living in the region want improved.

"Working with Dumfries and Galloway Council and the Scottish Government, we hope to start work on delivering a bright new future for Lochside in 2027."

Councillor Andy Ferguson, Chair of Dumfries and Galloway Council's Economy and Infrastructure Committee, said:

"We want the public to tell the council and Wheatley what their priorities are for the area – including travel, jobs, green spaces, and more. This group will be at the heart of delivering £130 million of investment into the area.

"Having the input of local residents will be vital to ensure that the regeneration of Lochside

has the greatest possible impact for the community. The masterplan was just the first step, as we now move into delivery on the ground."

Residents in Lochside are being encouraged to help shape the next stage of the regeneration by joining a refreshed residents' group.

The Lochside Community Collective, which is made up of Lochside residents, will act as a vital link between the whole community, Wheatley Homes South, Dumfries and Galloway Council, and other partners to ensure that the public's voice remains at the heart of the transformation over the coming months and years.

Sarah Ramsay is the chair of the Lochside Community Collective. Sarah, 38, was born and brought up in Lochside, where she lives with her husband and three children.



Sarah
Ramsay

She said: "I'm very proud to be the first ever chair of the new Lochside Community Collective and I'll play my part in this exciting regeneration of the area.

"One of the roles of this new group is linking the community with Wheatley and the council to help deliver this regeneration,

while also making sure that the voice of the whole community is heard throughout the process.

"As someone who was born and brought up in Lochside and still lives in the area, I hope that future generations of my family will also call it home.

I believe that this regeneration will play a huge part in transforming Lochside and making it a place that families want to live in."

Alex Lamb, Managing Director of Wheatley Homes South, added:

"The Lochside Community Collective will play a crucial role in ensuring that local voices are heard and that the plans for the area truly reflect the needs and aspirations of the community.

"Their involvement from the outset will help us deliver a transformation that benefits everyone in Lochside, both now and for generations to come."

Working together for our community

Lochside is more than a housing estate — it's a community with a proud history, a strong identity and enormous potential. Over recent years, the Lochside regeneration has been transforming this into reality through a collaborative approach between the council, Wheatley Homes South and the people who live and work here.

This ensures new homes, green spaces and infrastructure improvements are designed and delivered in a way that benefits the community now and in the future. It also provides long-term stewardship, meaning the area will continue to thrive.

This isn't just consultation – it's co-design. Local people are helping shape housing layouts, community spaces and green areas alongside professional design teams, council officers and Wheatley.

This approach builds trust, shared ownership and stronger outcomes. I am committed to ensuring the Lochside regeneration continues to be delivered with transparency, collaboration and community leadership.

Through partnership with Wheatley Homes South and continued engagement, we are building a Lochside residents can be proud of for generations to come.

By Councillor Andy Ferguson
Chair of Dumfries and Galloway Council's Economy and Infrastructure Committee and one of the four elected members serving North West Dumfries Ward

Over 1500 people have their say on Lochside regeneration



One of the largest regeneration proposals for Dumfries and Galloway has heard from more than 1500 people living and working in the area.

Since 2022, Wheatley Homes South and Dumfries and Galloway Council have worked together with the community of Lochside to create a housing-led masterplan, which was submitted and approved in June 2025.

Wheatley customers, residents and business owners in Lochside have all had their say on the proposals which will lead to new, high quality, affordable homes that meet the needs of local people.

School children from North West Community Campus and St

Teresa's Primary School have also been involved, taking part in a competition to design a welcome sign as you enter Lochside.

The kids were asked to create eye-catching signs showing what makes Lochside a great place to live, learn and work. Around 100 designs were submitted in total.

Councillor Andy Ferguson, Chair of the council's Economy and Infrastructure Committee said: "The scale of community involvement in Lochside has been exceptional, and it shows what can be achieved when residents, local organisations and partners work together. This regeneration is being shaped by the people who live here, and that partnership approach will

continue to guide us as the plans move forward."

Between now and the work starting in 2027, the community will continue to have their say with the newly formed Lochside Community Collective group helping shaping the plans, with events planned to highlight the progress being made along the way.

Lochside is one of three community-led regenerations taking place in Wheatley Homes South communities, with the others being in Summerhill, in Dumfries, and in Newington, Annan.

They are part of Wheatley's regeneration and new-build plans for Dumfries and Galloway,



which will see hundreds of new affordable and energy-efficient homes delivered across the region by 2028.

The plans are part of the commitments made to customers in Dumfries and Galloway following Wheatley

Homes South joining Wheatley Group in 2019.

These commitments included making improvements to homes and services, investing in existing properties and neighbourhoods and delivering hundreds of new homes across the region.

A bright new future

The Lochside regeneration marks an exciting milestone for Wheatley Homes South and the community. This £130 million investment is more than improving homes - it's about creating opportunities and shaping the area's future. Existing properties will be modernised, new homes built, and green spaces developed to make Lochside a healthier, vibrant place to live.

What makes this project special is the community's voice. Since 2022, residents, tenants and local businesses have shared ideas that shaped the Masterplan. This isn't change imposed - it's a vision built together.

Partnership is key. Working with Dumfries and Galloway Council and the Scottish Government, we'll ensure every pound delivers lasting impact. From better housing to greener spaces, this regeneration tackles what matters most. Share your ideas and help shape Lochside's future. This is your community, and your voice makes it thrive.

Alex Lamb, Managing Director of Wheatley Homes South



All your questions about regeneration answered

The Lochside regeneration is an exciting time, transforming the community and delivering on the priorities of people in the area.

Below are some of the common questions we've been asked, which will help you find out more about what will be happening over the next few years.

Remember, if you have any questions about the regeneration, just get in touch. Regular issues of this 'Lochside News' will keep you updated, and you'll get lots of information at www.wheatleyhomes-south.com/lochside-regeneration.

You can also talk to one of our housing officers who are out and about in the community or call us on **0800 011 3447**.

Have you consulted people in the local area on these plans?

The views of tenants, residents and local groups have been absolutely key to this whole process, and we are very grateful that so many had shared their ideas on the future of Lochside since this project launched back in 2022. Since then, more than 1500 people have had their say – whether at in-person drop-in sessions, community days or by surveys.

This feedback helped shape the masterplan for the area, which was approved by Dumfries and Galloway Council in June 2025.

How much is being spent?

The plans will see £130 million invested in transforming the area and focusing on the key issues people living in the area have told us they want to see improved. In their feedback, residents highlighted that a strong sense of community is important to them, with many saying they welcome investment and regeneration in their area.

How many new homes will be built and what size will they be?

The regeneration of Lochside will see around 600 new,

environmentally friendly family homes built in the area. These homes will be a mix of one, two, three and four-bedroom homes. They'll have energy-efficient features such as high levels of insulation and solar panels which help tenants with the cost of heating their home. These bigger homes will help larger families remain in the Lochside area.

Is the regeneration just about building new homes?

No. The multi-million-pound transformation will also see existing Wheatley homes upgraded as well as improvements made to connectivity and active travel routes as well as new green spaces, being created in Lochside.

What about existing homes, where do they feature in the plans?

The multi-million-pound transformation will also see existing Wheatley homes upgraded. Earlier this year, we announced that between now and 2028, Wheatley will invest £39.1 million in Dumfries and Galloway homes and communities. This will see £10.9m spent in Annandale;



£4.8m in the Stewartry; £9.4m in Wigtownshire and £14m in Nithsdale.

Is it too late to have a say on the plans?

There is still time to have your say and help shape the plans. The initial Local Delivery Group, made up of local tenants, helped develop the masterplan that went to the council for approval. After that was approved, we announced the creation of the new Lochside Community

Collective, also made up of local residents as well as elected representatives, who will help drive these plans forward.

What is the Lochside Community Collective and can I join?

The group is made up of local residents and acts as a link between the community, Wheatley, and the council. All dates of future meetings will be shared on the Lochside regeneration page of the

Wheatley Homes South website.

What are the timescales of this project?

Working with our partners at Dumfries and Galloway Council and the Scottish Government, we hope to start work on delivering a bright new future for the Lochside area in 2027.

Between now and then there is a lot of work to be done but this is an exciting project and a chance to create an even more attractive Lochside.

When is the next public meeting?

There is no date yet of the next public meeting, but any future meetings of this kind will be advertised well in advance on our website, our social media channels and on posters in the Lochside area.

Every public event that has been held on the Lochside regeneration has been advertised well in advance and has also featured in the local press.

Funding approved for park revamp



Plans to improve Glentool Park in Lochside have taken a big step forward after funding of £820,000 was approved by Dumfries Town Board.

The funding will help transform the park into a safer, greener and more welcoming space for the community. Work is expected to begin in April 2027, with the final design plans still to be finalised.

The project has been shaped by local people, with ideas gathered through community engagement and work linked to the wider Lochside masterplan.

Kenny Bowe, Chair of Dumfries Town Board, said: "This project has been a long time in development. The park is at the centre of Lochside and Pride in Place funding will deliver on the ambitions of the local community."

Planned improvements include new footpaths, better lighting, tree planting and landscaping, work to the marshland area, and a new multi-use games area.

These changes are aimed at making the park easier to use, improving safety, and creating a better space for residents of all ages to enjoy.

The investment is part of wider regeneration work in Lochside and reflects what local people said they wanted to see in the area.

Sarah Ramsay, Chair of the Lochside Community Collective, said: "We're delighted that our project was selected for funding by Dumfries Town Board. The funding will mark a major step towards creating a safer, more welcoming and vibrant green space for everyone in Lochside."

Planning updates

A planning application has been submitted for Findlater Court and Syme Road, following on from community engagement held in 2025. The development will see 52 new homes constructed and will provide a mixture of bungalows, two, three, four and five-bed homes. Work is expected to start on site in spring 2027.

In April and May of this year, we held engagement events around plans for the first

phase of the redevelopment of the former Maxwelltown High and St Ninian's Primary School site on Lochside Road. The plans will now be finalised and submitted for planning permission in the autumn. The first phase of around 90 homes will start construction in autumn 2027. This site will also see a Livingwell block provided, supporting those aged 55 and over to live independently, alongside amenity and family homes.