

## PEOPLE, COMMUNITIES AND PLACES

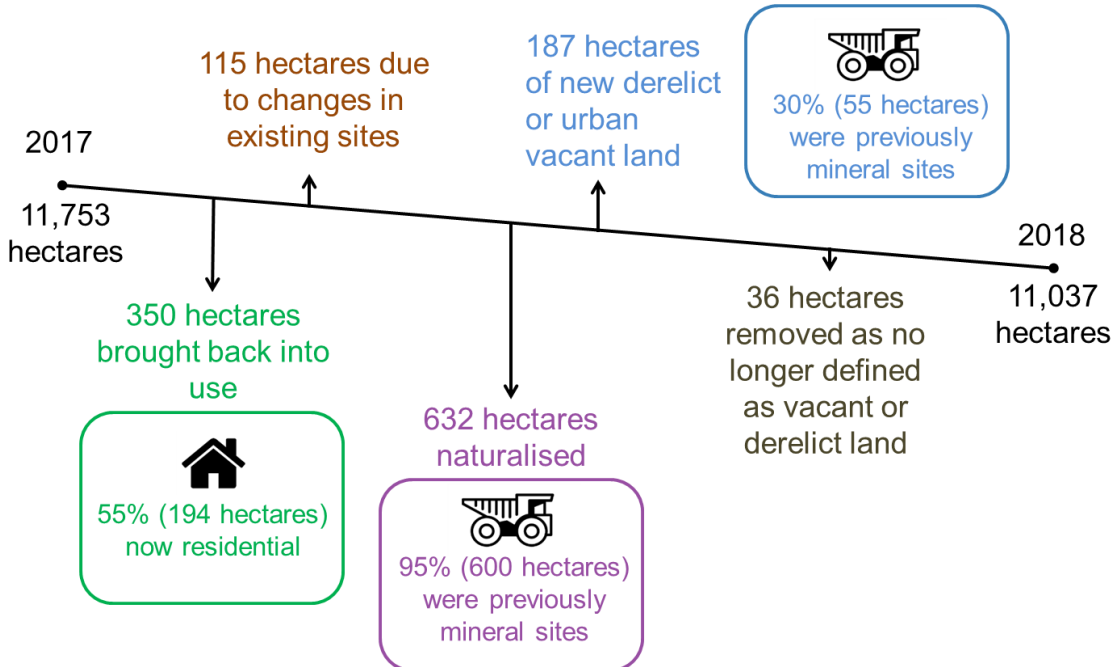
# SCOTTISH VACANT AND DERELICT LAND SURVEY 2018

This bulletin presents the latest summary statistics based on data collected by the Scottish Government from local authorities and the Loch Lomond and The Trossachs National Park Authority during the Scottish Vacant and Derelict Land Survey 2018.

### 1. Key Findings

The total amount of derelict and urban vacant land in Scotland has decreased by 716 hectares (6%) in the latest year, from 11,753 hectares in 2017 to 11,037 hectares in 2018.

From 2017 to 2018 derelict and urban vacant land decreased by 716 hectares (6%)

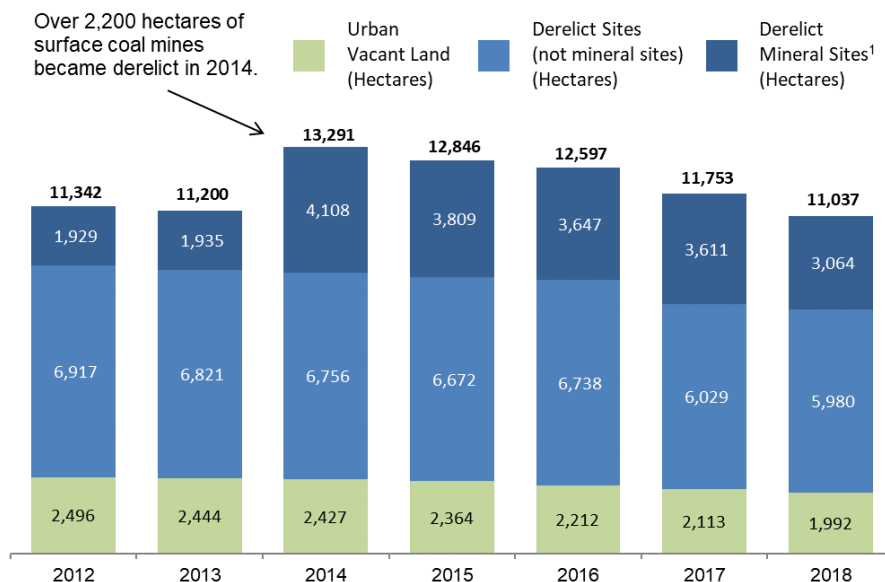


The net decrease of 716 hectares (6%) between 2017 and 2018 is the result of 350 hectares being brought back into use, 632 hectares recorded as naturalised (including 561 hectares of former open cast coal sites in East Ayrshire where restoration schemes are now complete), the addition of 187 hectares in new sites and a net increase of 79 hectares as a result of changes to existing sites and removal of sites that do not meet the required definitions.

## Recorded Area of Derelict and Urban Vacant Land

Of the 11,037 hectares of derelict and urban vacant land recorded in the 2018 survey 1,992 hectares (18%) were classified as urban vacant and 9,044 hectares (82%) were classified as derelict.

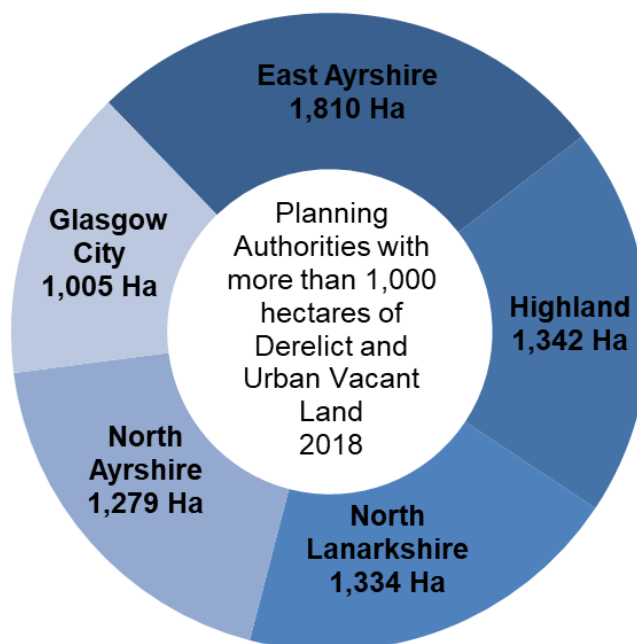
2,217 hectares of derelict land were added in 2014 to incorporate former surface coal mine sites in East Ayrshire which became derelict following the liquidation of Scottish Coal and ATH Resources in 2013. Since then there has been an annual decrease in the total recorded area of derelict and urban vacant land.



Five authorities have more than 1,000 hectares of derelict and urban vacant land.

East Ayrshire has the largest area – 1,810 hectares, 16% of the Scotland total.

Glasgow City has the largest area of the City Authorities - 1,005 hectares, 9% of the Scotland Total.



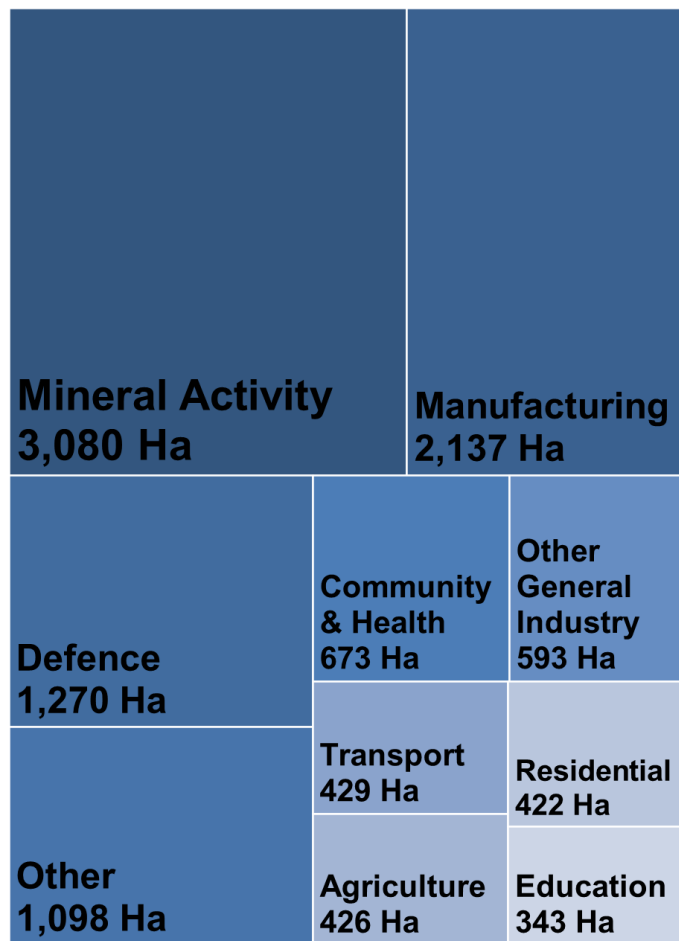
Previous uses of Derelict and Urban Vacant Land

For those sites where the previous use is known, 29% of derelict and urban vacant land had been previously used for mineral activity (3,080 hectares), 20% for manufacturing (2,137 hectares) and a further 12% for defence (1,270 hectares).

For urban vacant land, where previous use is known, the largest area was previously in residential use (16%, 279 hectares). For derelict land the largest area with a known use had a previous use for mineral activity (35%, 3,064 hectares).

Of the 187 hectares of new derelict and urban vacant land reported in 2018, the largest area had previous land uses related to mineral activity, 55 hectares, 29% of new land reported.

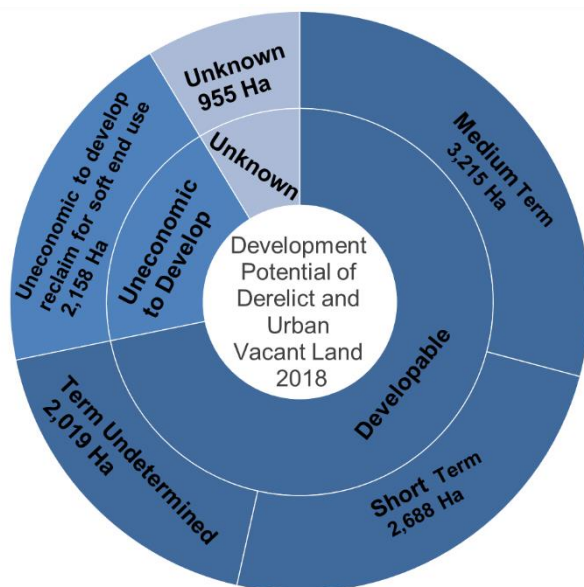
Previous Uses of Derelict and Urban Vacant Land



Development Potential

79% of derelict and urban vacant land, where the development potential was known, was reported to be developable – 27% was considered developable in the short term - development within five years.

21% of derelict and urban vacant land, where the development potential was known, was considered uneconomic to develop and/or is viewed as suitable to reclaim for a 'soft' end use (i.e. non-built use).



## People's Proximity to Derelict Land in 2018

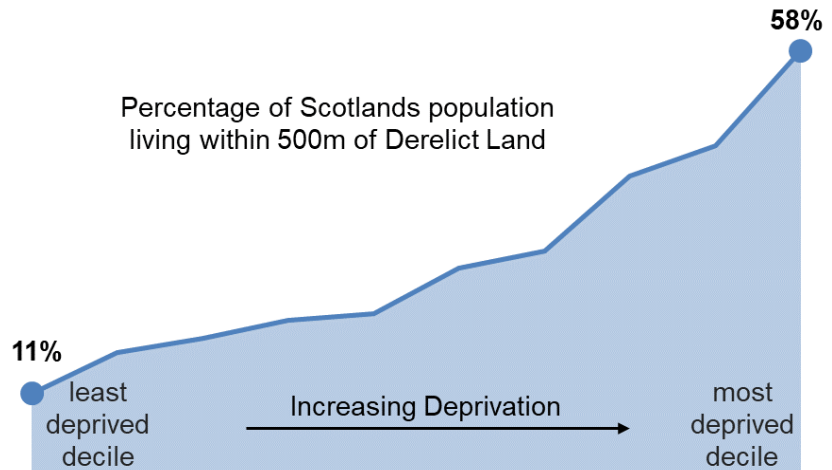
Overall in Scotland 29.1% of the population were estimated to live within 500 metres of a derelict site, though there were differences across the country. Shetland and Orkney had the lowest percentage, both less than 1%.

**Almost 30% of Scotland's population are estimated to live within 500m of a derelict site in 2018**



58% of people living in the most deprived decile in Scotland are estimated to live within 500 metres of derelict land, compared to 11% of people in the least deprived decile.

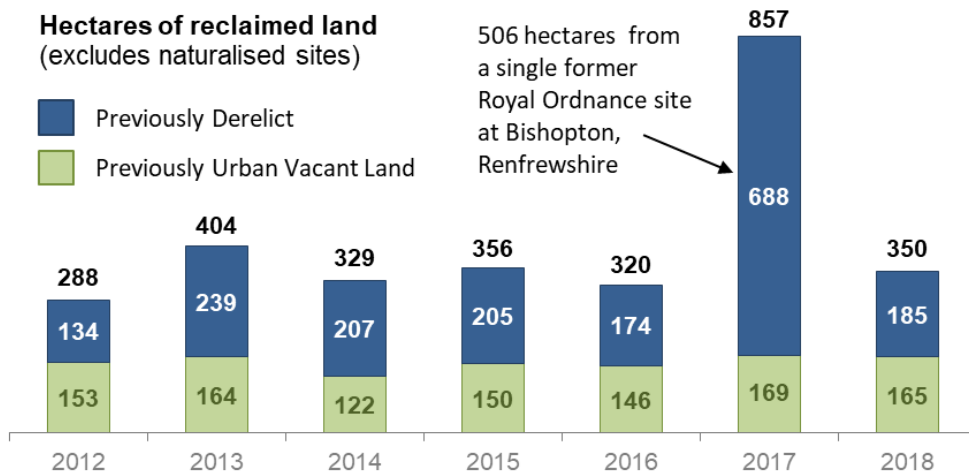
Based on 2017 mid-year population estimates and Scottish Index of Multiple Deprivation (SIMD) 2016.



## Area of Derelict and Urban Land reclaimed or brought back into use

350 hectares of land was reclaimed or brought back into use in 2018.

An additional 632 hectares were recorded as naturalised.



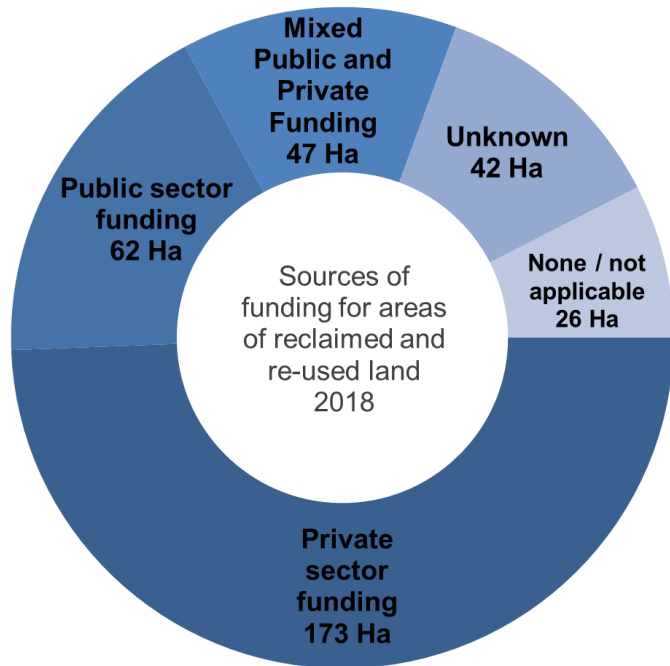
Uses and funding of land reclaimed or brought back into use<sup>1</sup>

More sites were reclaimed or brought back into use for residential purposes than any other use -163 of the 318 reused sites, covering 194 of the 350 hectares brought back into use.



Almost half of the 350 hectares of Derelict and Urban Vacant Land brought back into use in 2018<sup>1</sup> (173 hectares) were listed as private sector funded.

109 hectares, 31% of the 350 hectares of Derelict and Urban Vacant Land brought back into use in 2018<sup>1</sup> involved some form of public funding, either a full or partial contribution.



Since its inception in 2005/06, the Scottish Government's Vacant and Derelict Land Fund has contributed (either fully or partially) to the reuse of 402 hectares (in total) of previously derelict and urban vacant land across Dundee City, Fife, Glasgow City, Highland, North Ayrshire, North Lanarkshire and South Lanarkshire.

<sup>1</sup> Excludes naturalised sites and sites that have been removed as they no longer meet the required definitions for derelict or urban vacant land.

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### Availability of the bulletin

A copy of this bulletin and a set of tables in Excel format can be found on the Planning Statistics page of the Scottish Government Web site along with a dataset of current sites. These are all available at:

<http://www.gov.scot/Topics/Statistics/Browse/Planning/Publications>

Further information about the Scottish Vacant and Derelict Land Survey and how local authorities are guided to enter site information for this return can be found in the Survey Guidance Document at:

<http://www.gov.scot/Topics/Statistics/Browse/Planning/DataSupplierArea>

Information on the uses of the data and the revisions policy are available at:

<http://www.gov.scot/Topics/Statistics/Browse/Planning/DataUses>

<http://www.gov.scot/Topics/Statistics/Browse/Planning/Revisions>

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## 2. Background to the Survey

**2.1** The Scottish Vacant and Derelict Land Survey (SVDLS) is a data collection undertaken to establish the extent and state of vacant and derelict land in Scotland. The survey has been operating since 1988, and is managed by the Scottish Government Communities Analysis Division. The data is sourced from local authorities and the Loch Lomond and Trossachs National Park Authority. Most authorities submit data annually with a Survey base date of 31st March.

**2.2** The main purpose of these statistics is to provide the evidence base for monitoring the extent and state of urban vacant and derelict land, the remediation of vacant and derelict land and progress in bringing it into re-use, and to inform the programming of rehabilitation, planning and reuse of urban vacant and derelict sites.

**2.3** The statistics are used by the Scottish Government to help allocate and monitor the impact of the Vacant and Derelict Land Fund (VDLF). The VDLF is one element of regeneration investment and aims to tackle long-term vacant and derelict land in Scotland. Its objectives are to stimulate economic growth, create jobs, promote environmental justice and improved quality of life, and to support communities to flourish and tackle inequalities.

**2.4** The statistics contribute to the Government's performance indicator for sustainable communities that measures progress on Housing and Regeneration outcomes. Further information on this can be found at:

<http://www.gov.scot/About/Performance/scotPerforms/partnerstories/HARO/Indicators>.

**2.5** Other uses of the statistics by Scottish Government and other stakeholders are published at: <http://www.gov.scot/Topics/Statistics/Browse/Planning/DataUses>.

**2.6** Vacant land is land unused for the purposes for which it is held and is viewed as an appropriate site for development. This land must either have had prior development on it or preparatory work has taken place in anticipation of future development.

**2.7** The main part of this bulletin covers vacant land (referred to as Urban Vacant) that is located within settlements of over 2,000 in population (as defined in council local plans, see [\(Annex Section A.7\)](#)). Some local authorities have also surveyed for vacant land within settlements of under 2,000 in population. Further information on those results can be found in Annex Table 2.

**2.8** Derelict land (and buildings) is land which has been so damaged by development, that it is incapable of development for beneficial use without rehabilitation. In addition the land must currently not be used for the purpose for which it is held or a use acceptable in the local plan. Land also qualifies as derelict if it has an un-remedied previous use which could constrain future development. For both vacant and derelict land, site records must be at least 0.1 hectares in size to be included.

**2.9** From 2011 urban vacant and derelict land within Loch Lomond and the Trossachs National Park Authority (LLTNP) is separately identified. Previously sites within the national park boundaries were recorded within the relevant local authority boundary. Therefore the amount of vacant and derelict land within Argyll and Bute, Perth and Kinross, Stirling and West Dunbartonshire local authorities for 2011 onwards is not directly comparable with that for years prior to this.



**2.10** In previous surveys local authorities were asked to indicate up to three preferred future uses for sites as defined in the most recent local plan or other approved local authority planning policy documents. After consultation with relevant stakeholders it was agreed that these data would no longer be collected. Therefore from the 2013 bulletin onwards there is no analysis of future use provided.

### **3. Points to note for 2018 survey**

**3.1** Highland has not updated their survey since 2015 so data from the 2015 survey is carried over in this report. Annex Table 5 records local authority annual participation in the survey each year since 1996.

**3.2** During the collection of the 2018 survey data some previous survey returns for the years 2012 to 2017 have been revised to remove sites that have been taken out of the survey for definitional reasons (for example, when new information comes to light such as a presumption about ground contaminants from a previous use has been shown to be incorrect and so the site no longer meets the criteria for vacant or derelict land). In addition, some previous survey returns have also been revised to incorporate updates to underlying data and to add sites identified as having first become derelict or vacant in previous years. This revisions process is carried out so that any time series analysis presented within this bulletin is as accurate as possible. Further information is available in section A.4 of the Annex, along with unrevised historical data for 1996 to 2011.

**3.3** The increased use of digital mapping and satellite imagery has resulted in revisions to areas of derelict or urban vacant land recorded in previous years as a result of more accurate boundary mapping. Where this has resulted in a decrease in area this will not be reflected in the area of land listed as re-used or naturalised. Where this has resulted in an increase in area this reflects more accurate recording and not the adding of additional land. These potential changes in area as a result of improved boundary recording should be considered when making any comparisons with areas of derelict and urban vacant land in previous years.

### **4. Guide to figures in the bulletin**

A dash (-) is used to represent zero

An asterisk (\*) is used to represent numbers between 0 and 0.5 and

n/a indicates data that is not available.

Land has been measured in hectares.

1 hectare = 10,000 square metres (100 metres x 100 metres)

The maximum playing area of an international-sized rugby union pitch is just over one hectare, 70 metres x 144 metres.

## 5. Former Surface Coal Mines

**5.1** This section provides an overview of how former surface coal mines have been treated in the Survey results for the period 2014 to 2018.

**5.2** A number of opencast coal mining sites were affected by the liquidation of Scottish Coal and ATH Resources in 2013 across sites in East Ayrshire, Fife and South Lanarkshire. Sites in East Ayrshire were affected by a shortfall in restoration bonds that meant the level of financial guarantees fell short of the amount of money required to return all the land to its original condition.

**5.3** Analysis carried out by East Ayrshire Council throughout the course of 2015 identified a total of 2,217 hectares of former surface coal mines in East Ayrshire that were considered to be derelict, and these sites were included in the 2015 SVDLS publication for both the years 2014 and 2015 (2014 figures being revised from those previously published).

**5.4** For each subsequent Survey East Ayrshire Council has reviewed the sites reducing site sizes to reflect any areas of naturalisation. In 2018 a number of sites were removed from the survey due to their restoration scheme being completed. The total area of former surface coal mines now is listed at 1,507 hectares, a reduction of 710 hectares (32%) since the initial listing.

**5.5** The East Ayrshire Council analysis is based on the following principles for recording former surface coal mines, which were agreed following discussions between Scottish Government representatives and East Ayrshire, Fife, North Lanarkshire and South Lanarkshire Councils.

**5.6** Large areas have been broken down into smaller areas to distinguish between parcels of land that still need to be restored to their original condition, parcels that are unworked and parcels derelict or naturalised.

**5.7** Areas of abandoned sites where the only element of activity is the maintenance of the site for health and safety reasons have been considered derelict.

**5.8** Areas which have been subject to partial restoration which are below the standard expected within the original planning permissions, but which are not considered to be of such poor quality as they would present a significant health and safety danger or environmental risk, are not considered derelict. Only areas of land identified as being unsafe or of very poor environmental quality and requiring further remediation have been recorded as derelict.

**5.9** Any former compounds, coal wash areas or haul routes that are still being used for another operational site have not been considered derelict.

**5.10** [Table 1](#) shows East Ayrshire surface coal mines for each survey since 2015. In 2016 and 2017 the Dunstonhill site was broken into separate areas to distinguish between remaining areas of dereliction and other areas that, while in some instances were below the expected standard of restoration, were no longer of very poor environmental quality or comprise a significant health and safety or environmental risk. In 2018 the Galawhistle, Skares Earthworks and Dunstonhill sites were removed as their restoration scheme had been completed.

**Table 1 - Former Surface Coal Mines in East Ayrshire**

SITE NAME	Data submitted in 2015	Data submitted in 2016	Data submitted in 2017	Data submitted in 2018
	Size (hectares)	Size (hectares)	Size (hectares)	Size (hectares)
BENBAIN REMAINDER	194	194	194	194
BENBAIN REMAINDER NORTH	138	138	138	138
CHALMERSTON	41	41	41	41
CHALMERSTON BACKFILL	23	23	23	23
CHALMERSTON COMPOUND	10	10	10	10
CHALMERSTON EXTRACTION	19	19	19	19
CHALMERSTON OVERBURDEN	8	8	8	8
CHALMERSTON PROCESSING	11	11	11	11
CHALMERSTON NORTH	110	110	110	110
DALFAD	164	164	164	164
DARNCONNER	44	44	44	44
GALAWHISTLE <sup>2</sup>	507	507	507	-
GARLEFFAN 1&2	135	135	135	135
GARLEFFAN SOUTH	4	4	4	4
GRIEVEHILL	122	122	121	121
PIPERHILL	133	133	133	133
POWHARNAL	246	246	246	246
SKARES AREA D	57	57	57	57
SKARES	31	31	31	31
SKARES EARTHWORKS <sup>2</sup>	4	4	4	-
SKARES EXTRACTION	4	4	4	4
SKARES MUIR FARM	4	4	4	4
SKARES PROCESSING	11	11	11	11
<i>DUNSTONHILL (PATNA)<sup>1</sup></i>		80	50	-
<i>DUNSTONHILL (BURNFOOTHILL)</i>		21		
<i>DUNSTONHILL (LETHAN HILL)</i>		3		
<i>DUNSTONHILL (FOREST ROAD)</i>			15	-
DUNSTONHILL (SUBTOTAL) <sup>2</sup>	197	104	65	-
<b>OVERALL TOTAL</b>	<b>2,217</b>	<b>2,124</b>	<b>2,084</b>	<b>1,507</b>

1. Site size was amended in 2017.

2. Sites were removed from the survey in 2018 due to their restoration scheme being complete.

## 6. Derelict and Urban Vacant Land: Location and Trends

**6.1** In 2018 there were 11,037 hectares of derelict and urban vacant land, of which 82% (9,044 hectares) was classified as derelict. Five councils (East Ayrshire, Highland, North Lanarkshire, North Ayrshire and Glasgow City) together contain just over 60% of all recorded derelict and urban vacant land.

**Table 2 - Derelict and Urban Vacant Land by Planning Authority<sup>1</sup>**

Local Authority	Derelict Land			Urban Vacant Land			Total Derelict and Urban Vacant Land		
	Area (ha)	% of Derelict Land (by Area) <sup>2</sup>	No. of Sites	Area (ha)	% of Urban Vacant Land (by Area) <sup>2</sup>	No. of Sites	Area (ha)	% of Total V&D Land (by Area) <sup>2</sup>	No. of Sites
Aberdeen City	13	*	14	30	2	25	42	*	39
Aberdeenshire	43	*	30	35	2	30	79	1	60
Angus	229	3	26	52	3	22	281	3	48
Argyll and Bute <sup>3</sup>	38	*	11	20	1	25	58	1	36
Clackmannanshire	46	1	13	11	1	14	57	1	27
Dumfries and Galloway	301	3	46	18	1	7	320	3	53
Dundee City	17	*	18	167	8	162	184	2	180
East Ayrshire	1,736	19	80	74	4	58	1,810	16	138
East Dunbartonshire	43	*	10	26	1	14	69	1	24
East Lothian	78	1	28	10	*	10	88	1	38
East Renfrewshire	34	*	23	18	1	19	52	*	42
City of Edinburgh	88	1	24	77	4	48	165	1	72
Falkirk	208	2	48	69	3	35	277	3	83
Fife	598	7	162	129	6	65	727	7	227
Glasgow City	580	6	276	425	21	445	1,005	9	721
Highland <sup>4</sup>	1,276	14	103	66	3	81	1,342	12	184
Inverclyde	83	1	51	73	4	56	155	1	107
Loch Lomond and the Trossachs National Park <sup>3</sup>	6	*	7	1	*	2	7	*	9
Midlothian	107	1	34	11	1	10	117	1	44
Moray	7	*	8	8	*	12	16	*	20
Na h-Eileanan Siar	*	*	1	8	*	2	8	*	3
North Ayrshire	1,098	12	117	181	9	105	1,279	12	222
North Lanarkshire	1,189	13	403	145	7	99	1,334	12	502
Orkney Islands	32	*	1	.	-	.	32	*	1
Perth and Kinross <sup>3</sup>	17	*	25	25	1	7	42	*	32
Renfrewshire	160	2	29	95	5	82	255	2	111
Scottish Borders	45	*	56	22	1	15	68	1	71
Shetland Islands	6	*	6	1	*	2	7	*	8
South Ayrshire	96	1	55	23	1	15	118	1	70
South Lanarkshire	296	3	111	94	5	95	390	4	206
Stirling <sup>3</sup>	117	1	12	28	1	23	145	1	35
West Dunbartonshire <sup>3</sup>	152	2	57	16	1	15	168	2	72
West Lothian	304	3	44	37	2	19	341	3	63
<b>Scotland</b>	<b>9,044</b>	<b>100</b>	<b>1,929</b>	<b>1,992</b>	<b>100</b>	<b>1,619</b>	<b>11,037</b>	<b>100</b>	<b>3,548</b>

1. Figures may not sum due to rounding.

2. As a percentage of the total vacant/derelict land recorded in Scotland.

3. From 2011 Loch Lomond and the Trossachs National Park took responsibility for surveying vacant and derelict land within the park boundaries. These sites are no longer recorded in Argyll and Bute, Perth and Kinross, Stirling and West Dunbartonshire local authority boundaries, and are separately identifiable as Loch Lomond and the Trossachs National Park from 2011. Prior to 2011, these sites were classified within the relevant local authority boundary.

4. Highland has not updated their survey since 2015, their 2018 figures have been carried over from 2015.

**6.2** 3,548 sites were recorded in the 2018 survey. The seventeen largest sites (each over 100 hectares) collectively account for 3,300 hectares - 30% of all recorded derelict and urban vacant land. Those sites, all of which are derelict, include eight of the former opencast coal sites in East Ayrshire (1,240 hectares), Fearn and Fendom Airfields (collectively 681 hectares) and Ardersier Port (255 hectares) in Highland, two sites in North Ayrshire (553 hectares), a former airfield in Dumfries & Galloway (185 hectares), disused railway lines in Angus (166 hectares), the former Ravenscraig site in North Lanarkshire (115 hectares) and the former Royal Ordnance site at Bishopton, Renfrewshire (105 hectares).

In addition, a 170-hectare site, the former airbase at Edzell, Aberdeenshire is not included in the above figures but is noted as a vacant site in a small settlement ([Annex Table 2](#)).

**6.3** There are 27 hectares of urban vacant and derelict land located within Scotland's National Parks with 26% (7 hectares) in Loch Lomond and the Trossachs (LLTNP) and 74% (20 hectares) in Cairngorms (CNP).

**Table 3 - Derelict and Urban Vacant Land located within Scotland's National Parks<sup>1</sup>**

National Park	Derelict Land			Urban Vacant Land			Total Derelict and Urban Vacant Land		
	Area (ha)	% of Derelict Land (by Area) <sup>2</sup>	No. of Sites	Area (ha)	% of Urban Vacant Land (by Area) <sup>2</sup>	No. of Sites	Area (ha)	% of Total V&D Land (by Area) <sup>2</sup>	No. of Sites
Cairngorms	13	68	9	7	91	7	20	74	16
Loch Lomond and the Trossachs	6	32	7	1	9	2	7	26	9
<b>Total</b>	<b>20</b>	<b>100</b>	<b>16</b>	<b>8</b>	<b>100</b>	<b>9</b>	<b>27</b>	<b>100</b>	<b>25</b>

1. Figures may not sum due to rounding.
2. As a percentage of the total vacant/derelict land recorded in Scotland's National Parks.

**6.4** There are 5,560 hectares of derelict and urban vacant land located within Scotland's Strategic Development Plan (SDP) areas.

**Table 4 - Derelict and Urban Vacant Land located within Scotland's Strategic Development Plan Areas<sup>1</sup>**

Strategic Development Plan Area	Derelict Land			Urban Vacant Land			Total Derelict and Urban Vacant Land		
	Area (ha)	% of Derelict Land (by Area) <sup>2</sup>	No. of Sites	Area (ha)	% of Urban Vacant Land (by Area) <sup>2</sup>	No. of Sites	Area (ha)	% of Total V&D Land (by Area) <sup>2</sup>	No. of Sites
Aberdeen City & Shire	56	1	43	65	4	55	121	2	98
Clydeplan	2,537	62	959	891	60	825	3,428	62	1,784
SESplan	1,171	29	304	279	19	158	1,450	26	462
TAYplan	311	8	112	250	17	199	561	10	311
<b>Total</b>	<b>4,075</b>	<b>100</b>	<b>1,418</b>	<b>1,485</b>	<b>100</b>	<b>1,237</b>	<b>5,560</b>	<b>100</b>	<b>2,655</b>

1. Figures may not sum due to rounding.
2. As a percentage of total vacant/derelict land recorded in Scotland's Strategic Development Plan Areas.

The SDP areas comprise:

- Aberdeen City and Shire Strategic Development Plan Area (**Aberdeen City and Shire**):  
Aberdeen City and Aberdeenshire local authority areas (except the part of Aberdeenshire that forms part of CNP).

- Glasgow and the Clyde Valley Strategic Development Plan area (**Clydeplan**): East Dunbartonshire, East Renfrewshire, Glasgow City, Inverclyde, North Lanarkshire, Renfrewshire, South Lanarkshire and West Dunbartonshire local authority areas (except the part of West Dunbartonshire that forms part of LLTNP).
- Edinburgh and South East Scotland Strategic Development Plan area (**SESplan**): City of Edinburgh, East Lothian, Midlothian, Scottish Borders, West Lothian and Fife (Kirkcaldy, Mid-Fife and Dunfermline local planning areas only) local authority areas.
- Dundee, Perth, Angus and North Fife Strategic Development Plan area (**TAYplan**): Angus (except the part of Angus that forms part of CNP), Dundee City, Perth & Kinross (except the part of Perth & Kinross that forms part of LLTNP) and Fife (St. Andrews and North Fife local planning areas only) local authority areas.

More information about SDP areas is available from [Planning Circular 1/2013](#) on the Scottish Government website.

**6.5** Table 5 shows the area of recorded derelict and urban vacant land from 2012 to 2018. A small number of councils did not participate in every survey during those years. In these cases, the previous years' data is rolled forward until new data becomes available. Highland has not updated their data since 2015 so data for Highland is carried over from 2015 in this report. Details of participation in the survey is available in Annex Table 5.

**6.6** Since the last survey there has been a net decrease of 716 hectares (6%) in Scotland's total amount of derelict and urban vacant land, from 11,753 hectares in 2017 to 11,037 hectares in 2018. This net change is caused by the rehabilitation and reuse of some sites and others becoming vacant or derelict. In addition, there have been changes in the recorded areas of existing sites while other sites have become naturalised.

**6.7** The total amount of derelict and urban vacant land in Scotland has shown a net decrease of 3% since 2012 (from 11,342 hectares in 2012 to 11,037 hectares in 2018). Excluding derelict mineral sites, the total amount of derelict and urban vacant land has decreased from 9,413 hectares in 2012 to 7,973 hectares in 2018 (15% decrease).

**6.8** Changes in the recorded areas of derelict and urban vacant land vary by council. 24 councils had decreases in levels of recorded derelict and urban vacant land, including Renfrewshire (down 74%), Midlothian (down 57%) and Dumfries and Galloway (down 35%). Eight councils recorded more in 2018 than they did in 2012, including East Ayrshire with more than four times as much and Clackmannanshire with more than double the area recorded for 2012. Percentage changes for some councils are volatile due to there being only a small base of recorded land in 2012.

**Table 5 - Total Derelict and Urban Vacant Land by Planning Authority, 2012-2018<sup>1,2,3</sup>**

Local Authority	Total Derelict and Urban Vacant Land Area (ha)							% Change 2012-2018 <sup>5</sup>
	2012	2013	2014	2015	2016	2017	2018	
Aberdeen City	54	52	46	38	38	35	42	-21%
Aberdeenshire	83	75	71	71	79	80	79	-5%
Angus	173	173	183	164	142	144	281	62%
Argyll and Bute <sup>4</sup>	34	34	31	59	58	58	58	67%
Clackmannanshire	21	28	36	32	74	64	57	170%
Dumfries and Galloway	492	492	491	463	465	320	320	-35%
Dundee City	187	196	211	215	204	182	184	-2%
East Ayrshire	335	351	2,553	2,541	2,457	2,401	1,810	441%
East Dunbartonshire	71	66	62	71	77	76	69	-3%
East Lothian	71	72	70	91	95	92	88	25%
East Renfrewshire	55	60	60	55	55	51	52	-5%
City of Edinburgh	211	213	208	184	168	178	165	-22%
Falkirk	159	173	187	200	246	286	277	74%
Fife	927	935	940	731	728	729	727	-22%
Glasgow City	1,239	1,196	1,171	1,145	1,111	1,069	1,005	-19%
Highland <sup>6</sup>	1,455	1,382	1,373	1,342	1,342	1,342	1,342	-8%
Inverclyde	141	149	146	163	160	156	155	10%
Loch Lomond and the Trossachs National Park <sup>4</sup>	19	30	30	27	27	27	7	n/a
Midlothian	271	271	216	199	191	120	117	-57%
Moray	17	22	21	15	15	15	16	-10%
Na h-Eileanan Siar	10	10	10	10	9	9	8	-22%
North Ayrshire	1,355	1,349	1,356	1,346	1,341	1,346	1,279	-6%
North Lanarkshire	1,374	1,304	1,298	1,263	1,228	1,283	1,334	-3%
Orkney Islands	41	39	39	39	39	39	32	-23%
Perth and Kinross <sup>4</sup>	50	53	56	56	49	42	42	-16%
Renfrewshire	981	957	927	913	860	272	255	-74%
Scottish Borders	86	82	76	75	75	70	68	-22%
Shetland Islands	8	8	7	6	6	7	7	-15%
South Ayrshire	97	102	101	107	106	105	118	21%
South Lanarkshire	470	475	472	461	411	422	390	-17%
Stirling <sup>4</sup>	177	175	164	163	152	148	145	-18%
West Dunbartonshire <sup>4</sup>	193	188	189	182	171	165	168	-13%
West Lothian	485	485	491	420	420	420	341	-30%
<b>Scotland</b>	<b>11,342</b>	<b>11,200</b>	<b>13,291</b>	<b>12,846</b>	<b>12,597</b>	<b>11,753</b>	<b>11,037</b>	<b>-3%</b>

1. Figures may not sum due to rounding.

2. See [Annex Table 5](#) for details of council participation in different years.

3. During 2018, historical data for the years 2012-2017 were updated as a result of improved information. This included removing sites that should not have been included in previous years, adding sites that should have been included earlier and making any required changes to site size. Further information on this process is available in the Annex along with un-amended historical data for the survey years of 1996-2011.

4. From 2011 Loch Lomond and The Trossachs National Park took responsibility for surveying vacant and derelict land within the park boundaries. These sites are no longer recorded in Argyll and Bute, Perth and Kinross, Stirling and West Dunbartonshire local authority boundaries, and are separately identifiable as Loch Lomond and The Trossachs National Park from 2011. Prior to 2011 these sites were classified within the relevant local authority boundary.

5. Previous SVDLS bulletins have used different base years for percentage change and so these percentages should not be compared with those in previous bulletins.

6. Highland has not updated their survey since 2015, their 2018 figures have been carried over from 2015.

## 7. Derelict Land: Levels, Location and Characteristics

**7.1** This section focuses exclusively on derelict land - its levels over the past seven years and its location within Scotland. Derelict land is land which has been so damaged by development, that it is unsuitable for development for beneficial use without rehabilitation. The land must currently not be used for the purpose for which it is held or a use acceptable in the local plan. Land also qualifies as derelict if it has an un-remedied previous use which could constrain future development.

**7.2** The total amount of derelict land has shown a net increase of 198 hectares (2%), from 8,846 hectares in 2012 to 9,044 hectares in 2018 (Table 6).

**7.3** Excluding derelict mineral sites, the total amount of derelict land in Scotland has shown a net decrease of 14% (937 hectares) since 2012 (from 6,917 hectares in 2012 to 5,980 hectares in 2018).

**7.4** The change in the recorded amount of derelict land from 2012 to 2018 varies by authority. Some councils have seen large percentage decreases - Renfrewshire showing the largest percentage decrease, down 80%. Others have seen large increases in levels of derelict land - East Ayrshire has more than six times the amount of derelict land in 2018 compared to 2012. This large increase is due to the addition of 2,217 hectares of former surface coal mines in 2014 ([see Section 5](#)).

**7.5** The large percentage changes for some authorities, for example Na h-Eileanan Siar, Argyll and Bute, Clackmannanshire and Moray, are due the small base of recorded land in 2012.

**7.6** The five councils recording the largest amount of derelict land in 2018 are East Ayrshire (1,736 ha), Highland (1,276 ha), North Lanarkshire (1,189 ha), North Ayrshire (1,098 ha) and Fife (598 ha). Together these councils account for almost two thirds (65%) of all derelict land recorded in 2018.

**7.7** The notable increase in derelict land in Angus from 2017 to 2018 was mainly due to remapping an area of disused railways using aerial photography which resulted in a change to the area recorded for a single site - increasing from 30 to 166 hectares.

**7.8** The notable decrease in derelict land in East Ayrshire from 2017 to 2018 was mainly due to a number of former surface coal mine sites being classed as naturalised on completion of their restoration programme.

**7.9** The largest derelict sites recorded in the 2018 survey include:

- Fearn and Fendom Airfields and the Port of Arderseir in Highland (386, 295 and 255 hectares)
- A former explosives factory in Ardeer, North Ayrshire (332 hectares)
- A former opencast coal site in Muirkirk, East Ayrshire (246 hectares)

**7.10** The largest site recorded as derelict for the first time during this survey was a housing site in Airdrie, North Lanarkshire (50 hectares).



**Table 6 - Total Derelict Land by Planning Authority<sup>1,2,3</sup>**

Local Authority	Total Derelict land Area (ha)							% Change 2012-2018 <sup>5</sup>
	2012	2013	2014	2015	2016	2017	2018	
Aberdeen City	27	28	25	21	16	13	13	-53%
Aberdeenshire	35	35	34	34	38	45	43	24%
Angus	124	124	126	112	100	94	229	84%
Argyll and Bute <sup>4</sup>	8	9	8	37	37	37	38	361%
Clackmannanshire	11	11	15	12	54	48	46	312%
Dumfries and Galloway	483	483	482	455	457	301	301	-38%
Dundee City	14	14	18	16	16	14	17	16%
East Ayrshire	277	285	2,493	2,480	2,386	2,324	1,736	527%
East Dunbartonshire	57	56	52	61	67	69	43	-25%
East Lothian	62	62	61	76	76	79	78	26%
East Renfrewshire	39	39	36	36	36	34	34	-14%
City of Edinburgh	114	112	111	96	96	91	88	-22%
Falkirk	79	89	101	108	163	210	208	162%
Fife	815	806	813	599	602	601	598	-27%
Glasgow City	657	644	638	641	640	621	580	-12%
Highland <sup>6</sup>	1,373	1,302	1,299	1,276	1,276	1,276	1,276	-7%
Inverclyde	24	26	26	28	82	81	83	249%
Loch Lomond & the Trossachs National Park <sup>4</sup>	15	25	25	25	25	25	6	-57%
Midlothian	254	253	204	188	181	107	107	-58%
Moray	3	9	9	8	7	7	7	164%
Na h-Eileanan Siar	1	1	1	1	1	1	*	-89%
North Ayrshire	1,124	1,125	1,137	1,129	1,127	1,147	1,098	-2%
North Lanarkshire	1,156	1,145	1,139	1,116	1,083	1,138	1,189	3%
Orkney Islands	40	39	39	39	39	39	32	-21%
Perth and Kinross <sup>4</sup>	40	38	28	28	23	16	17	-58%
Renfrewshire	795	784	761	748	708	173	160	-80%
Scottish Borders	58	54	49	49	49	46	45	-22%
Shetland Islands	7	7	5	5	5	6	6	-2%
South Ayrshire	71	70	70	75	81	81	96	35%
South Lanarkshire	350	356	345	340	296	306	296	-16%
Stirling <sup>4</sup>	137	131	131	131	117	117	117	-15%
West Dunbartonshire <sup>4</sup>	172	168	168	167	157	149	152	-12%
West Lothian <sup>6</sup>	421	421	417	346	346	346	304	-28%
<b>Scotland</b>	<b>8,846</b>	<b>8,756</b>	<b>10,864</b>	<b>10,481</b>	<b>10,385</b>	<b>9,640</b>	<b>9,044</b>	<b>2%</b>

1. Figures may not sum due to rounding.

2. See [Annex D](#) for details of council participation in different years.

3. During 2018, historical data for the years 2012-2017 were updated as a result of improved information. This included removing sites that should not have been included in previous years, adding sites that should have been included earlier and making any required changes to site size. Further information on this process is available in the Annex along with un-amended historical data for the survey years of 1996-2011.

4. From 2011 Loch Lomond and The Trossachs National Park took responsibility for surveying vacant and derelict land within the park boundaries. These sites are no longer recorded in Argyll and Bute, Perth and Kinross, Stirling and West Dunbartonshire local authority boundaries, and are separately identifiable as Loch Lomond and The Trossachs National Park from 2011. Prior to 2011 these sites were classified within the relevant local authority boundary.

5. Previous SVDLS bulletins have used different base years for percentage change and so these percentages should not be compared with those in previous bulletins.

6. Highland has not updated their survey since 2015 so their 2018 figures have been carried over from 2015.

**7.11** Just over three quarters of all Scotland’s derelict sites are found within a settlement; the remaining quarter is within the countryside (Table 7). While the majority of derelict sites are located within settlements a larger area of derelict land is found outside of settlements with 5,775 hectares of derelict land, 64% of the total area, in the countryside.

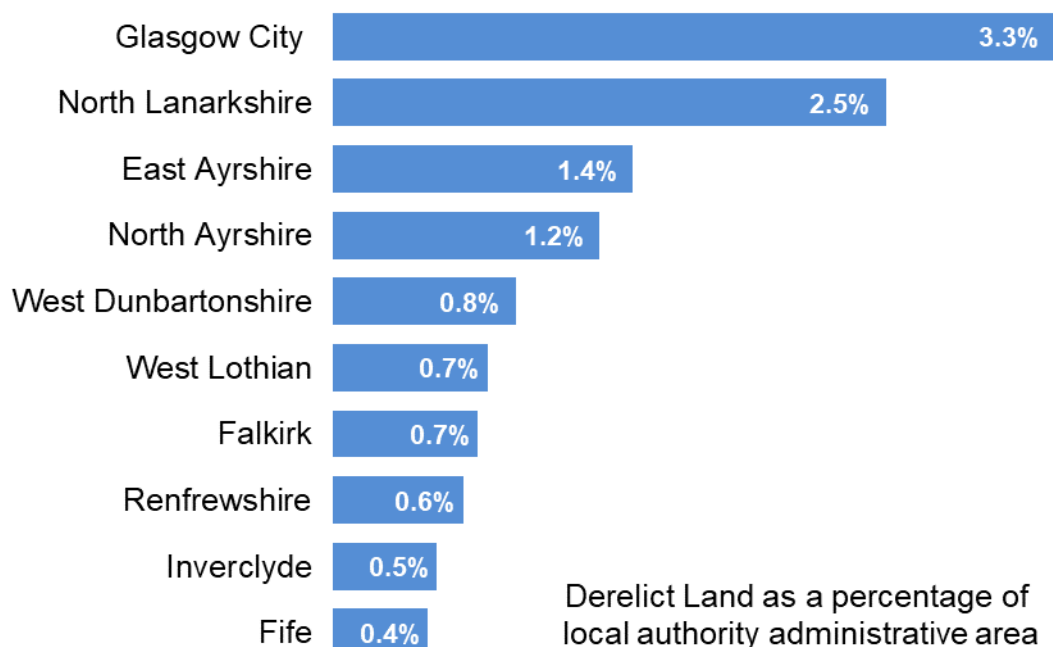
**7.12** North Lanarkshire has the largest number of settlement-based derelict sites with 317 recorded in 2018 and the largest amount of derelict land recorded within settlements in 2018 (805 hectares). This accounts for almost a quarter of all settlement-based derelict land.

**7.13** North Lanarkshire also has the largest number of countryside-based derelict sites with 86 (385 hectares) recorded in 2018. However, the largest area of derelict land in the countryside is in East Ayrshire (1,680 hectares) which accounts for almost 30% of all countryside-based derelict land. This is due mainly to a small number of very large derelict former surface coal mines in East Ayrshire.

**7.14** The average size of a derelict site in Scotland is 4.7 hectares. The average size of a countryside site is 12.9 hectares, with the average size of a settlement-based derelict site notably smaller at 2.2 hectares.

**7.15** Across Scotland as a whole 0.1% of all land is derelict. Glasgow City has the largest amount of derelict land in relation to the size of its administrative area (Chart 1). The figures for all councils can be found in Annex Table 3.

**Chart 1 - Planning Authorities with the largest area of Derelict Land as a percentage of Local Authority administrative area**



**Table 7 - Location and average size of Derelict Sites by Planning Authority<sup>1,2</sup>**

Local Authority	In a Settlement					In the Countryside					All Derelict Land		
	Area (ha)	% of LA's derelict land in settlements (by Area)	No of Sites	Average Site Size	% of Scottish derelict land in settlements (by Area) <sup>3</sup>	Area (ha)	% of LA's derelict land in the Countryside (by Area)	No of Sites	Average Site Size	% of Scottish derelict land in the Countryside (by Area) <sup>4</sup>	Area (ha)	No of Sites	Average Site Size
Aberdeen City	13	100	14	0.9	*	-	-	-	-	-	13	14	0.9
Aberdeenshire	30	69	28	1.1	1	13	31	2	6.7	*	43	30	1.4
Angus	19	8	10	1.9	1	211	92	16	13.2	4	229	26	8.8
Argyll and Bute <sup>5</sup>	9	23	8	1.1	*	29	77	3	9.8	1	38	11	3.5
Clackmannanshire	10	22	10	1.0	*	36	78	3	11.9	1	46	13	3.5
Dumfries and Galloway	78	26	38	2.0	2	224	74	8	28.0	4	301	46	6.5
Dundee City	17	100	18	0.9	1	-	-	-	-	-	17	18	0.9
East Ayrshire	56	3	36	1.6	2	1,680	97	44	38.2	29	1,736	80	21.7
East Dunbartonshire	15	34	3	4.8	*	28	66	7	4.0	*	43	10	4.3
East Lothian	22	28	9	2.4	1	56	72	19	3.0	1	78	28	2.8
East Renfrewshire	32	95	22	1.5	1	2	5	1	1.7	*	34	23	1.5
City of Edinburgh	87	98	23	3.8	3	2	2	1	1.9	*	88	24	3.7
Falkirk	151	73	34	4.4	5	57	27	14	4.0	1	208	48	4.3
Fife	219	37	107	2.1	7	378	63	55	6.9	7	598	162	3.7
Glasgow City	544	94	271	2.0	17	36	6	5	7.2	1	580	276	2.1
Highland <sup>6</sup>	174	14	75	2.3	5	1,102	86	28	39.4	19	1,276	103	12.4
Inverclyde	83	100	51	1.6	3	-	-	-	-	-	83	51	1.6
Loch Lomond and The Trossachs National Park <sup>5</sup>	3	43	6	0.5	*	4	57	1	3.6	*	6	7	0.9
Midlothian	29	27	13	2.2	1	78	73	21	3.7	1	107	34	3.1
Moray	7	100	8	0.9	*	-	-	-	-	-	7	8	0.9
Na h-Eileanan Siar	*	100	1	0.2	*	-	-	-	-	-	*	1	0.2
North Ayrshire	330	30	83	4.0	10	768	70	34	22.6	13	1,098	117	9.4
North Lanarkshire	805	68	317	2.5	25	385	32	86	4.5	7	1,189	403	3.0
Orkney Islands	-	-	-	-	-	32	100	1	31.8	1	32	1	31.8
Perth and Kinross <sup>5</sup>	8	47	12	0.7	*	9	53	13	0.7	*	17	25	0.7
Renfrewshire	52	33	27	1.9	2	108	67	2	53.8	2	160	29	5.5
Scottish Borders	30	67	48	0.6	1	15	33	8	1.8	*	45	56	0.8
Shetland Islands	1	14	1	0.9	*	6	86	5	1.1	*	6	6	1.1
South Ayrshire	90	94	49	1.8	3	6	6	6	1.0	*	96	55	1.7
South Lanarkshire	134	45	85	1.6	4	161	55	26	6.2	3	296	111	2.7
Stirling <sup>5</sup>	5	4	3	1.7	*	112	96	9	12.4	2	117	12	9.7
West Dunbartonshire <sup>5</sup>	152	100	56	2.7	5	*	*	1	0.2	*	152	57	2.7
West Lothian <sup>6</sup>	66	22	15	4.4	2	238	78	29	8.2	4	304	44	6.9
<b>Scotland</b>	<b>3,269</b>	<b>36</b>	<b>1,481</b>	<b>2.2</b>	<b>100</b>	<b>5,775</b>	<b>64</b>	<b>448</b>	<b>12.9</b>	<b>100</b>	<b>9,044</b>	<b>1,929</b>	<b>4.7</b>

1. Figures may not sum due to rounding.
2. Settlements as defined by Local Authorities in their latest council approved local plans.
3. As a percentage of total derelict land within a settlement in Scotland.
4. As a percentage of total derelict land within the countryside in Scotland.
5. From 2011 Loch Lomond and The Trossachs National Park took responsibility for surveying vacant and derelict land within the park boundaries. These sites are no longer recorded in Argyll and Bute, Perth and Kinross, Stirling and West Dunbartonshire local authority boundaries, and are separately identifiable as Loch Lomond and the Trossachs National Park from 2011. Prior to 2011 these sites were classified within the relevant local authority boundary.
6. Highland has not updated their survey since 2015 so their 2018 figures have been carried over from 2015.

**7.16** Where derelict characteristics are recorded the most common characteristic in terms of the number of sites is the remains of buildings (Table 8), with 663 sites listed with this as a single characteristic. However, this only accounts for 10% of the total area of characterised derelict land. The largest area of characterised derelict land is listed as having a mixture of possible left over chemicals/substances and rubble, stone deposits and other material - 2,080 hectares (27% of total area) across 118 sites. A further 21% of the total area (1,579 hectares and 183 sites) is characterised by building remains and possible left over chemicals/substances. It should be noted that there is potential for overlap between these categories, so the results should be treated with some caution.

**Table 8 - Derelict Land Characteristics<sup>1</sup>**

Derelict Characteristics	Derelict Land		
	Area (ha)	% of Derelict Land with known characteristics (by Area) <sup>2</sup>	No. of Sites
Building remains	804	10	663
Possible left over chemicals/substances	911	12	245
Abandoned physical material (stone deposits, rubble etc)	542	7	168
Building remains and possible left over chemicals/substances	1,579	21	183
Building remains and abandoned physical material (stone deposits, rubble etc)	450	6	148
Possible left over chemicals/substances and rubble, stone deposits and other material	2,080	27	118
Building remains, possible left over chemicals/substances and abandoned physical material (stone deposits, rubble etc)	1,321	17	73
<b>Total Derelict Land with known characteristics</b>	<b>7,686</b>	<b>100</b>	<b>1,598</b>
Unknown <sup>2</sup>	1,358	-	331
<b>Total Derelict Land</b>	<b>9,044</b>		<b>1,929</b>

1. Figures may not sum due to rounding.
2. Unknown values are excluded from the calculation of percentages.

## **8. Derelict Land: People's Proximity to Derelict Land**

**8.1** This section focuses exclusively on derelict land and people's proximity to such sites throughout Scotland. It reports on people's proximity to derelict land and not their exposure to it.

**8.2** 29.1% of Scotland's population is estimated to live within 500 metres of a derelict site. A further 24.0% are estimated to live between 500 metres and 1,000 metres of a derelict site with the remaining 46.8% living at least 1,000 metres from a derelict site (Table 9).

**8.3** People's proximity to derelict land varies significantly by authority (Table 9, Map 1). For example, 60.1% of Glasgow City and Inverclyde's population is estimated to live within 500 metres of a derelict site, whereas the figure for City of Edinburgh is 7.5%. Other councils with a higher proportion of their population living close to derelict land than the 29.1% average figure for Scotland include North Lanarkshire (74.6%), Inverclyde (60.1%) and West Dunbartonshire (57.9%). The populations of the Orkney Islands and Shetland Islands are least likely to be living close to derelict land, both with less than 1% of the population estimated to live within 500 metres of a derelict site.

**8.4** In 2012, an estimated 30.9% of Scotland's population lived within 500 metres of a derelict site. This has decreased slightly to 29.1% in 2018 (Table 10).

**8.5** The notable decrease recorded in Orkney in 2014 is due to the removal of eight sites, seven for definitional reasons and one for retail development.

**8.6** The increase recorded in Inverclyde in 2016 is due to the addition of three new sites all close to residential areas and changes made to site types for several older (pre 2001) sites from vacant to derelict as well as increases in the size of some older sites. The increase in Dumfries and Galloway in 2017 is due to the addition of 16 new derelict sites (52 Hectares).

**8.7** Between 2012 and 2013, the percentage of Scotland's population that were estimated to live within 500 metres of a site that was derelict prior to 1991 fell from 14.2% to 12.2%. From 2013, long term derelict sites were considered to be those recorded as derelict prior to 2001. For the years 2013 to 2018 the percentage of Scotland's population that were estimated to live within 500 metres of a site that was derelict prior to 2001 fell from 16.4% to 14.9%.

**8.8** People's proximity to long term derelict land varies significantly by authority. Those councils with the largest percentage of people within 500 metres of a site derelict before 2001 are Glasgow City (39.4%), West Dunbartonshire (38.3%), Inverclyde (33.2%) and North Lanarkshire (32.4%).

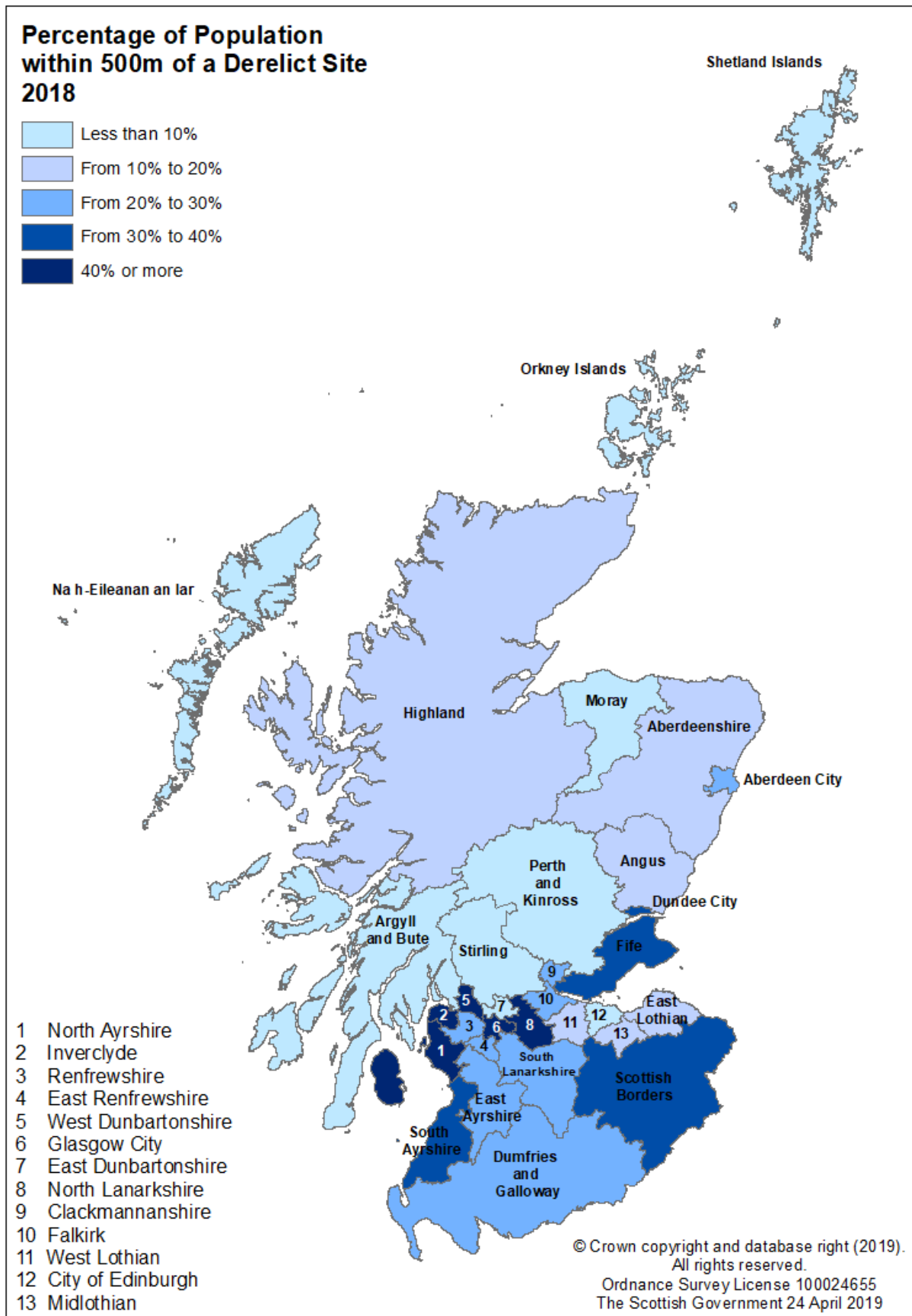
**8.9** Four local authorities show an increase in population estimated to live within 500 metres of a site that was derelict prior to 2001 compared to the previous year. Increases in proximity to pre-1991 and 2001 sites are usually caused either by the entry of newly identified sites that have been derelict for a long time, or where old sites change type from vacant to derelict. New residential developments also have a small effect.

**Table 9 - Estimated percentage of local authority population living within various distances of Derelict Land, 2018<sup>1</sup>**

Local Authority	Population <sup>2</sup>	Distance from Derelict Land in 2018 <sup>3</sup>		
		Less than 500m	500m to Less than 1,000m	1,000m or further
Aberdeen City	228,800	23.3	22.1	54.6
Aberdeenshire	261,800	11.1	12.8	76.2
Angus	116,280	19.1	22.6	58.3
Argyll and Bute	86,810	8.5	9.7	81.8
Clackmannanshire	51,450	28.5	33.2	38.3
Dumfries and Galloway	149,200	21.3	21.1	57.6
Dundee City	148,710	32.5	43.5	24.0
East Ayrshire	121,940	22.8	24.0	53.1
East Dunbartonshire	108,130	7.7	25.1	67.2
East Lothian	104,840	17.0	28.7	54.3
East Renfrewshire	94,760	21.8	24.6	53.5
City of Edinburgh	513,210	7.5	17.4	75.2
Falkirk	160,130	27.1	40.1	32.8
Fife	371,410	30.0	29.6	40.5
Glasgow City	621,020	60.1	32.8	7.1
Highland <sup>4</sup>	235,180	12.5	13.9	73.6
Inverclyde	78,760	60.1	22.9	17.1
Midlothian	90,090	19.2	29.6	51.2
Moray	95,780	9.2	19.9	70.9
Na h-Eileanan Siar	26,950	1.6	5.8	92.6
North Ayrshire	135,790	43.5	33.8	22.7
North Lanarkshire	339,960	74.6	21.3	4.1
Orkney Islands	22,000	0.2	0.0	99.8
Perth and Kinross	151,100	9.9	22.2	67.9
Renfrewshire	176,830	25.9	29.0	45.1
Scottish Borders	115,020	39.1	14.0	46.9
Shetland Islands	23,080	0.9	4.8	94.3
South Ayrshire	112,680	37.7	21.7	40.5
South Lanarkshire	318,170	26.5	23.8	49.7
Stirling	94,000	5.7	9.7	84.6
West Dunbartonshire	89,610	57.9	31.6	10.5
West Lothian	181,310	14.6	21.4	64.0
<b>Scotland</b>	<b>5,424,800</b>	<b>29.1</b>	<b>24.0</b>	<b>46.8</b>

1. Figures may not sum due to rounding.
2. Population figures used for each local authority are the 2017 mid-year estimates published by NRS.
3. Information on how this data was calculated is available in [Annex Section A.8](#).
4. Highland has not updated their survey since 2015 so their 2018 figures have been calculated using figures from 2015.

Map 1 - Percentage of population within 500m of a derelict site, 2018



**Table 10 – Estimated percentage of local authority population living within 500m of derelict land, 2012-2108<sup>1,2,3</sup>**

Local Authority	% of Population within 500m of any Derelict Site								% of Population within 500m of long term derelict land							
									prior to 1991		prior to 2001					
	2012	2013	2014	2015	2016	2017	2018	2012	2013	2013	2014	2015	2016	2017	2018	
Aberdeen City	35.8	31.3	27.8	26.4	26.6	24.4	23.3	7.4	4.8	8.0	8.0	7.7	7.7	7.6	5.0	
Aberdeenshire	7.7	6.9	7.4	6.8	8.2	10.2	11.1	1.5	0.2	1.2	1.2	1.0	0.4	0.4	0.7	
Angus	17.3	16.0	16.0	18.9	21.1	19.2	19.1	11.4	10.0	12.3	12.3	11.7	12.0	9.7	9.6	
Argyll and Bute	12.6	9.3	7.0	8.9	9.2	9.0	8.5	5.7	4.6	5.9	5.8	5.8	6.0	5.9	5.8	
Clackmannanshire	24.2	22.8	31.7	35.0	36.0	34.1	28.5	12.1	10.3	13.4	13.4	13.0	6.6	9.1	9.2	
Dumfries and Galloway	11.7	10.6	10.6	8.7	8.6	21.4	21.3	5.2	4.0	4.2	4.2	2.4	2.4	3.5	3.5	
Dundee City	29.2	27.8	30.2	31.4	31.9	28.8	32.5	12.0	10.2	16.1	16.1	12.3	12.2	12.2	16.5	
East Ayrshire	28.9	28.1	28.0	28.0	28.2	26.2	22.8	10.2	8.8	11.0	11.0	10.4	10.5	8.8	8.7	
East Dunbartonshire	20.1	20.8	18.4	16.4	19.4	19.6	7.7	14.4	13.7	15.2	15.2	15.1	15.1	15.2	7.6	
East Lothian	17.6	16.2	18.7	17.9	17.9	17.6	17.0	5.2	3.9	18.8	18.7	13.2	13.2	12.8	7.3	
East Renfrewshire	26.5	23.6	22.5	22.3	22.6	22.0	21.8	11.2	8.6	13.5	13.5	13.2	12.3	12.2	12.0	
City of Edinburgh	17.9	16.7	15.2	13.7	13.0	7.5	7.5	4.7	2.6	3.8	3.8	2.7	2.9	3.0	3.0	
Falkirk	12.7	11.3	11.1	13.0	24.3	25.1	27.1	5.2	4.4	10.0	10.0	9.9	11.6	13.3	10.4	
Fife	28.8	25.7	28.0	27.9	29.6	29.1	30.0	5.1	3.5	11.4	11.4	11.0	9.7	12.5	12.3	
Glasgow City	60.6	59.1	57.5	61.8	61.1	61.7	60.1	41.7	35.9	40.3	40.2	40.6	40.0	40.0	39.4	
Highland <sup>4</sup>	20.9	13.9	15.2	12.6	12.5	12.5	12.5	13.7	9.0	11.3	11.3	9.8	9.6	9.7	9.7	
Inverclyde	28.2	34.7	34.1	35.0	54.0	56.0	60.1	19.1	18.1	24.0	24.1	22.8	32.6	33.3	33.2	
Midlothian	45.9	45.5	41.4	36.4	36.7	20.4	19.2	36.5	35.9	33.9	33.7	29.0	27.9	17.0	10.7	
Moray	6.5	13.2	14.8	15.0	9.3	9.2	9.2	4.0	3.7	5.7	5.7	2.5	0.0	0.0	0.0	
Na h-Eileanan Siar	5.5	4.8	4.7	4.7	4.6	4.5	1.6	2.9	2.2	3.8	3.9	3.9	3.8	3.8	1.6	
North Ayrshire	43.3	39.3	39.9	39.5	39.3	39.7	43.5	18.7	18.1	23.3	23.5	21.0	20.8	20.8	18.3	
North Lanarkshire	62.1	67.0	69.6	73.5	73.4	75.8	74.6	23.9	23.7	33.9	33.9	34.0	34.6	33.6	32.4	
Orkney Islands	23.9	22.0	0.6	0.6	0.6	1.0	0.2	1.4	0.6	0.6	0.6	0.6	0.6	1.0	0.2	
Perth and Kinross	20.8	20.4	16.4	15.2	14.8	12.8	9.9	5.3	2.9	5.3	5.3	5.4	4.7	4.5	3.6	
Renfrewshire	33.1	31.9	21.1	30.9	31.2	26.3	25.9	10.8	9.5	21.1	21.1	21.2	21.5	17.3	15.0	
Scottish Borders	43.6	40.9	38.4	38.4	40.2	38.9	39.1	16.4	15.1	23.0	22.9	22.8	22.5	20.4	20.2	
Shetland Islands	1.9	0.9	0.9	0.8	0.9	0.9	0.9	1.7	0.8	0.8	0.8	0.8	0.8	0.8	0.8	
South Ayrshire	22.5	24.8	25.0	30.9	33.0	32.5	37.7	6.1	5.0	16.2	16.2	16.2	20.4	20.5	20.7	
South Lanarkshire	28.8	28.3	28.0	27.9	26.7	28.9	26.5	11.5	9.8	12.8	12.8	13.1	12.7	13.5	13.4	
Stirling	18.6	11.3	9.0	9.7	7.2	7.2	5.7	10.9	3.3	4.3	4.2	4.9	3.6	3.5	3.1	
West Dunbartonshire	59.5	60.7	62.1	64.0	61.7	57.5	57.9	37.9	36.2	41.1	41.4	42.3	40.5	39.6	38.3	
West Lothian	25.7	24.7	20.3	20.0	20.1	19.9	14.6	10.9	10.2	11.3	11.3	9.9	9.9	9.8	8.8	
<b>Scotland</b>	<b>30.9</b>	<b>29.7</b>	<b>28.9</b>	<b>29.7</b>	<b>30.3</b>	<b>29.8</b>	<b>29.1</b>	<b>14.2</b>	<b>12.2</b>	<b>16.4</b>	<b>16.4</b>	<b>15.7</b>	<b>15.6</b>	<b>15.4</b>	<b>14.9</b>	

1. See [Annex D](#) for details of council participation in different years.
2. Population figures used for each local authority are the 2017 mid-year estimates published by NRS.
3. Information on how this data was calculated is available in [Annex Section A.8](#).
4. Highland has not updated their survey since 2015 so their 2018 figures have been carried over from 2015.



## **9. Derelict and Urban Vacant Land: Location relative to deprivation**

**9.1** This section focuses on derelict and urban vacant land and where it is situated relative to the 15% most deprived data zones in Scotland (as identified by the 'Scottish Index of Multiple Deprivation' (SIMD 2016)). The SIMD identifies small area concentrations of multiple deprivation across all of Scotland. It contains 38 indicators in seven domains: Income, Employment, Health, Education, Skills and Training, Geographic Access to Services, Crime and Housing. SIMD 2016 was published on 31 August 2016.

**9.2** In 2012, 1,489 hectares of derelict and urban vacant land were situated within the 15% most deprived data zones. By 2018 this had increased to 1,521 hectares, 14% of all recorded derelict and urban vacant land (Table 11).

**9.3** Just over 60% of all derelict and urban vacant land located within the 15% most deprived data zones is in either Glasgow City or East Ayrshire (Chart 2). Glasgow City has the highest proportion, with 40%, East Ayrshire contains 20%.

**9.4** Glasgow City has had the largest amount of derelict and urban vacant land located within the 15% most deprived data zones for each of the last seven years. This figure decreased by 160 hectares between 2012 and 2018 from 774 to 614 hectares.

**9.5** Angus, Dumfries and Galloway, East Dunbartonshire, and East Lothian have data zones within Scotland's 15% most deprived but did not have any derelict or urban vacant land situated within those areas in 2018.

**9.6** Moray, Na h-Eileanan Siar, Orkney Islands and Shetland Islands have no data zones within Scotland's 15% most deprived.

**9.7** As data zones get progressively less deprived, the proportion of their population that lives within 500 metres of a derelict site becomes smaller (Chart 3).

**9.8** 58% of people living in the most deprived decile in Scotland are estimated to live within 500 metres of derelict land, compared to 11% of people in the least deprived decile.

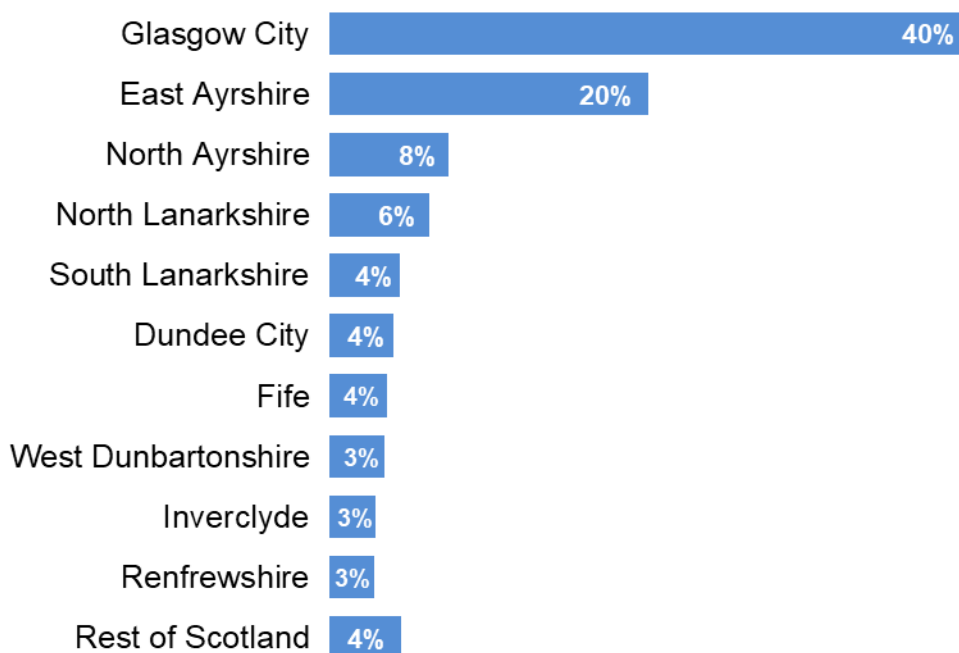
**9.9** Analysis used 2017 mid-year population estimates and SIMD 2016. Comparisons should not be made to years earlier than 2016 as results based on SIMD 2016 are not comparable with previous years based on earlier versions of the SIMD.

**Table 11 - Derelict and Urban Vacant Land located within the 15% most deprived data zones<sup>1,2,3,4,6</sup>**

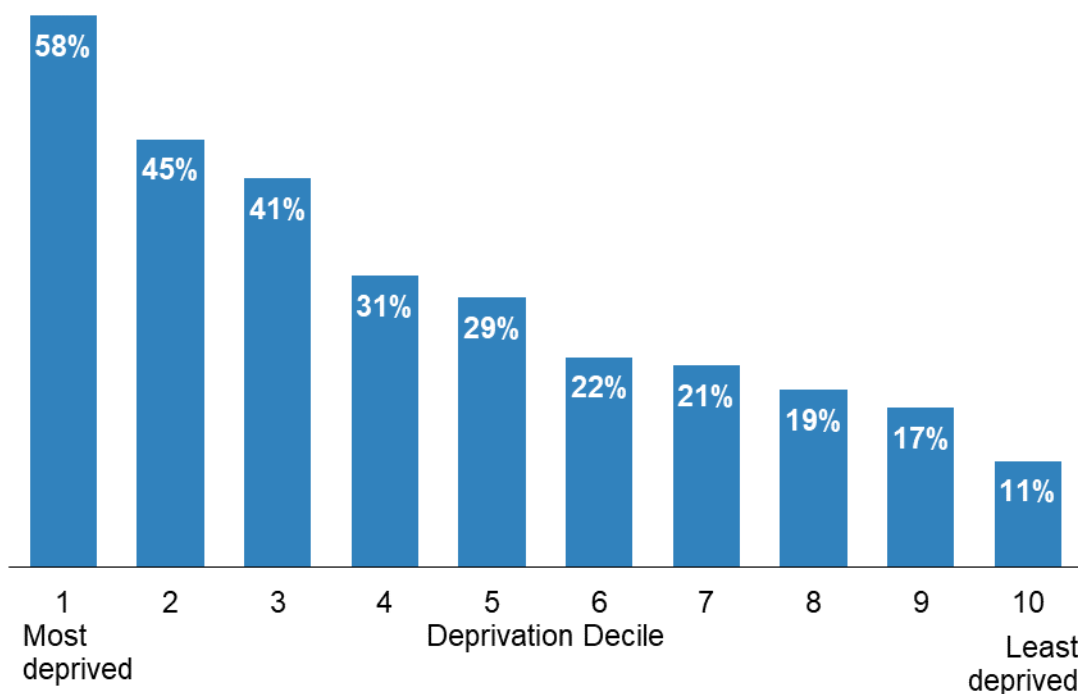
Planning Authority <sup>6</sup>	% of Local Authority Datanzones within Scotland's 15% most deprived (SIMD 2016)	2012		2013		2014		2015		2016		2017		2018	
		Area of Vacant & Derelict Land (Hectares)	Sites	Area of Vacant & Derelict Land (Hectares)	Sites	Area of Vacant & Derelict Land (Hectares)	Sites	Area of Vacant & Derelict Land (Hectares)	Sites	Area of Vacant & Derelict Land (Hectares)	Sites	Area of Vacant & Derelict Land (Hectares)	Sites	Area of Vacant & Derelict Land (Hectares)	Sites
Aberdeen City	3	6	4	5	3	5	3	4	3	2	2	2	3	2	3
Aberdeenshire	1	3	6	3	6	2	5	1	4	1	4	1	4	1	4
Angus	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Argyll and Bute	8	3	9	2	7	2	7	3	7	2	6	2	5	2	5
Clackmannanshire	15	2	1	2	2	3	3	3	5	4	5	3	4	3	4
Dumfries and Galloway	6	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Dundee City	29	62	82	71	89	74	91	77	95	70	85	60	80	61	79
East Ayrshire	22	61	26	72	27	310	29	309	27	309	27	308	27	306	20
East Dunbartonshire	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
East Lothian	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
East Renfrewshire	4	3	7	3	5	3	5	3	5	3	5	3	5	2	4
City of Edinburgh	10	17	8	18	8	18	8	18	8	16	8	16	8	11	5
Falkirk	11	17	6	17	7	16	6	16	6	14	6	18	6	18	7
Fife	14	57	30	58	32	60	33	59	33	51	30	56	32	55	31
Glasgow City	43	774	593	741	570	729	554	704	535	679	515	658	502	614	476
Highland <sup>5</sup>	6	9	15	4	11	4	11	4	11	4	11	4	11	4	11
Inverclyde	36	44	60	55	76	54	78	46	65	43	62	40	55	44	57
Midlothian	6	3	2	3	2	4	3	4	3	4	2	3	1	3	1
Moray	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Na h-Eileanan Siar	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
North Ayrshire	27	102	58	99	56	122	55	123	54	118	53	119	53	114	47
North Lanarkshire	23	81	95	84	101	91	107	88	107	85	103	103	104	96	105
Orkney Islands	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Perth and Kinross	5	-	-	-	-	-	-	-	-	*	1	*	1	*	2
Renfrewshire	21	77	77	71	72	71	73	63	64	63	64	45	48	42	42
Scottish Borders	4	7	9	7	9	6	9	6	8	6	8	5	7	3	5
Shetland Islands	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
South Ayrshire	12	3	4	3	4	3	5	3	5	3	5	3	6	4	7
South Lanarkshire	14	83	60	80	58	82	64	83	65	73	61	73	59	68	53
Stirling	7	19	17	21	17	12	14	12	11	15	11	14	11	14	10
West Dunbartonshire	29	53	30	52	28	56	30	57	28	49	24	50	23	52	22
West Lothian	7	5	4	5	4	3	2	3	2	3	2	3	2	*	1
<b>Scotland</b>	<b>15</b>	<b>1,489</b>	<b>1,203</b>	<b>1,475</b>	<b>1,194</b>	<b>1,729</b>	<b>1,195</b>	<b>1,687</b>	<b>1,151</b>	<b>1,616</b>	<b>1,100</b>	<b>1,588</b>	<b>1,057</b>	<b>1,521</b>	<b>1,001</b>

1. Figures may not sum due to rounding.
2. 2012-2018 analysis uses the results of SIMD 2016. These figures should not be compared with those published in bulletins prior to 2016 which used an earlier version of the SIMD index.
3. See [Annex D](#) for details of council participation in different years.
4. During 2018, historical data for the years 2012-2017 were updated as a result of improved information. This included removing sites that should not have been included in previous years, adding sites that should have been included earlier and making any required changes to site size. Further information on this process is available in the Annex along with un-amended historical data for the survey years of 1996-2011.
5. Highland has not updated their survey since 2015 so their 2018 figures have been carried over from 2015.
6. Loch Lomond and the Trossachs National Park is not considered separately for this analysis.

**Chart 2 - Percentage of Derelict and Urban Vacant Land within the 15% most deprived data zones**



**Chart 3 - Percentage of Scotland's population living within 500m of Derelict Land - by deprivation decile<sup>1,2</sup>**



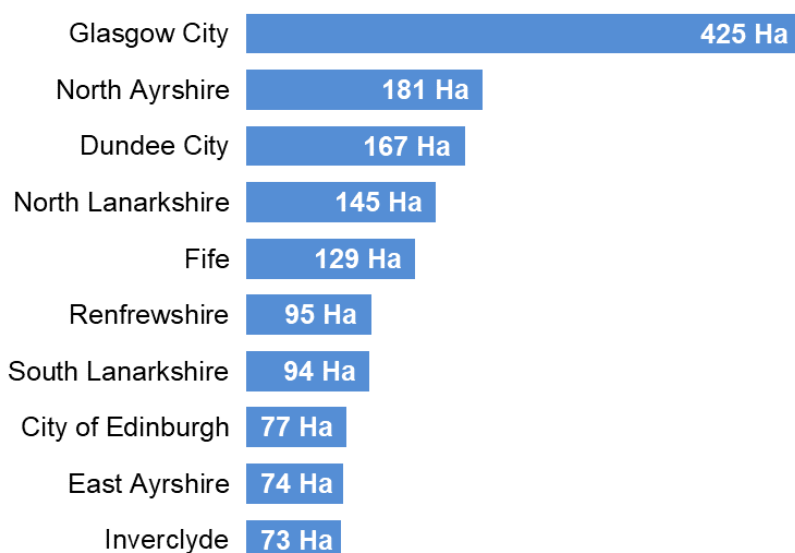
1. Analysis uses 2017 mid-year population estimates and the Scottish Index of Multiple Deprivation (SIMD) 2016.
2. Comparisons should not be made to years earlier than 2016 as results based on SIMD 2016 are not comparable with previous years that were based on earlier versions of SIMD.

## 10. Urban Vacant Land: Levels and Location

**10.1** This section focuses exclusively on urban vacant land, its levels over the past seven years and its location within Scotland. Vacant land is land which is unused for the purposes for which it is held and is viewed as an appropriate site for development. The land must either have had prior development on it or had preparatory work taken place in anticipation of future development. Vacant land is described as urban when it is located within settlements of over 2,000 in population. Unlike derelict land, urban vacant land is generally not in need of rehabilitation before new development can commence.

**10.2** There were 1,192 hectares of urban vacant land recorded in Scotland in 2018. Glasgow City had the most urban vacant land with 425 hectares, followed by North Ayrshire (181 hectares) and then Dundee City (167 hectares).

**Chart 4 –Planning Authorities with the largest area of Urban Vacant Land**



**10.3** In 2018, the largest areas of urban vacant land in Scotland were sites in Orchardbank Business Park, Angus (28 hectares), a former hospital site in Montrose (25 hectares), a site in Redburn, Irvine, North Ayrshire (22 hectares) and Claverhouse Business Park, Dundee (21 hectares).

**10.4** In 2012 there were 2,496 hectares of urban vacant land in Scotland. This figure has fallen to 1,992 hectares in 2018. Between 2012 and 2018 there has been an overall 20% (504 hectares) reduction in the amount of urban vacant land in Scotland.

**10.5** Changes in the relative amount of urban vacant land in Scotland between 2012 and 2018 show variation at council level. The largest reduction in terms of area was in Glasgow City, down by 156 hectares from 581 hectares in 2012 to 425 hectares in 2018. 23 Planning Authorities recorded percentage decreases, the remaining ten showed an increase. Some of the larger percentage changes, for example Orkney Islands and Perth and Kinross, are due to a very small base of recorded land in 2012.

**Table 12 - Total Urban Vacant Land by Planning Authority<sup>1,2,3</sup>**

Local Authority	Total Urban Vacant Land Area (ha)							% Change 2012-2018 <sup>5</sup>
	2012	2013	2014	2015	2016	2017	2018	
Aberdeen City	27	23	22	17	22	22	30	10%
Aberdeenshire	48	40	37	37	41	35	35	-27%
Angus	49	49	57	53	42	50	52	7%
Argyll and Bute <sup>4</sup>	26	25	23	22	21	20	20	-25%
Clackmannanshire	10	17	21	20	19	17	11	12%
Dumfries and Galloway	9	9	9	8	8	18	18	101%
Dundee City	172	182	193	199	188	168	167	-3%
East Ayrshire	58	67	60	61	70	77	74	28%
East Dunbartonshire	14	10	10	10	10	7	26	90%
East Lothian	9	11	10	15	19	14	10	13%
East Renfrewshire	15	21	24	19	19	17	18	17%
City of Edinburgh	97	100	97	88	72	87	77	-21%
Falkirk	80	85	86	91	83	75	69	-13%
Fife	112	128	127	132	126	128	129	15%
Glasgow City	581	552	533	504	471	449	425	-27%
Highland <sup>6</sup>	82	80	74	66	66	66	66	-20%
Inverclyde	117	123	120	136	78	75	73	-38%
Loch Lomond and The Trossachs National Park <sup>4</sup>	5	5	5	2	2	2	1	-85%
Midlothian	17	17	12	12	10	12	11	-38%
Moray	14	12	12	7	7	8	8	-43%
Na h-Eileanan Siar	9	9	9	8	8	8	8	-12%
North Ayrshire	231	223	218	218	215	199	181	-22%
North Lanarkshire	218	159	159	147	145	145	145	-34%
Orkney Islands	1	*	-	-	-	-	-	-100%
Perth and Kinross <sup>4</sup>	9	16	29	28	26	26	25	166%
Renfrewshire	186	173	166	165	152	99	95	-49%
Scottish Borders	28	28	27	26	26	24	22	-20%
Shetland Islands	2	2	2	1	1	1	1	-67%
South Ayrshire	27	32	31	32	25	24	23	-15%
South Lanarkshire	120	119	127	122	115	116	94	-22%
Stirling <sup>4</sup>	40	44	33	32	35	32	28	-30%
West Dunbartonshire <sup>4</sup>	20	20	21	15	14	16	16	-21%
West Lothian	64	64	74	74	74	74	37	-41%
<b>Scotland</b>	<b>2,496</b>	<b>2,444</b>	<b>2,427</b>	<b>2,364</b>	<b>2,212</b>	<b>2,113</b>	<b>1,992</b>	<b>-20%</b>

1. Figures may not sum due to rounding.

2. See [Annex D](#) for details of council participation in different years.

3. During 2018, historical data for the years 2012-2017 were updated as a result of improved information. This included removing sites that should not have been included in previous years, adding sites that should have been included earlier and making any required changes to site size. Further information on this process is available in the Annex along with un-amended historical data for the survey years of 1996-2011.

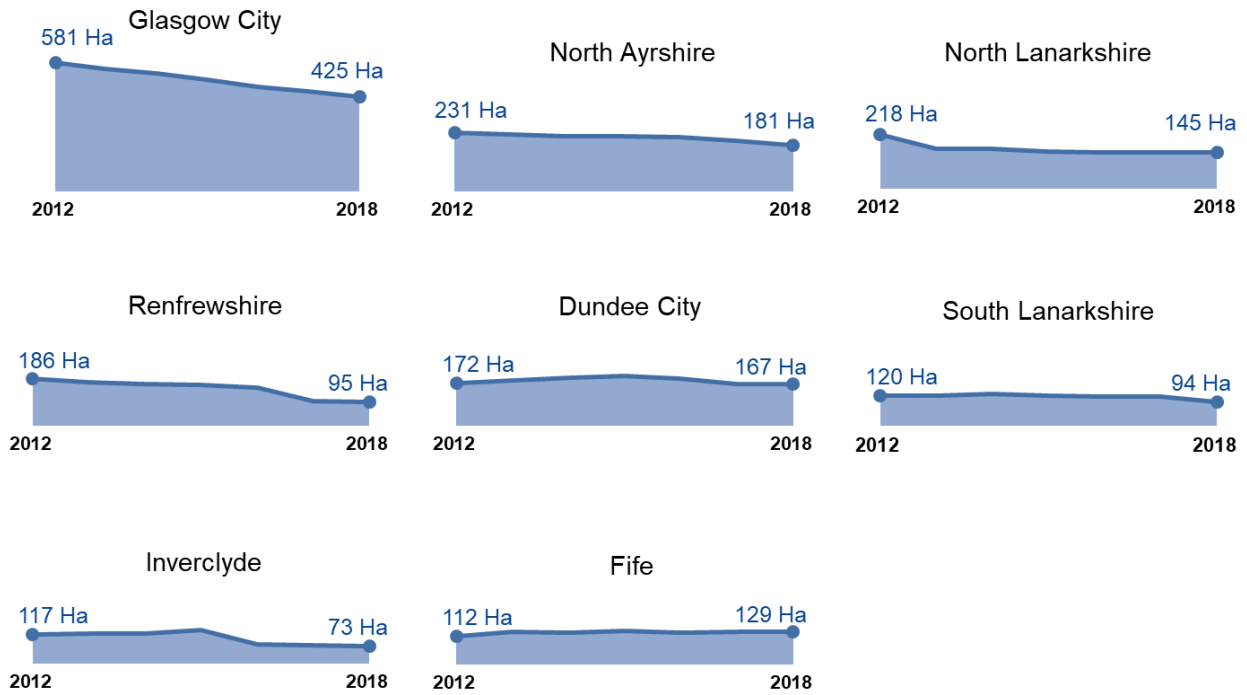
4. From 2011 Loch Lomond and The Trossachs National Park took responsibility for surveying vacant and derelict land within the park boundaries. These sites are no longer recorded in Argyll and Bute, Perth and Kinross, Stirling and West Dunbartonshire local authority boundaries, and are separately identifiable as Loch Lomond and The Trossachs National Park from 2011. Prior to 2011 these sites were classified within the relevant local authority boundary.

5. Previous SVDLS bulletins have used different base years for percentage change and so these percentages should not be compared with those in previous bulletins.

6. Highland has not updated their survey since 2015 so their 2018 figures have been carried over from 2015.

**10.6** Glasgow City has consistently had the highest amount of urban vacant land in Scotland for the period 2012-2018. Eight authorities had more than 100 hectares of urban vacant land in 2012, five have recorded 100 hectares or more in 2018 (Chart 5).

**Chart 5 – Change in area of Urban Vacant Land in authorities which had 100 hectares or more in 2012**



## 11. Derelict and Urban Vacant Land: Previous Uses and Other Characteristics

**11.1** This section focuses on previous uses of derelict and urban vacant land before it fell out of use. Information is also provided on how long derelict and urban vacant land has lain out of use and how developable that land is.

**11.2** In general former agricultural land is only included if it is characterised by specific unsightliness or neglect. However, in some instances former agricultural land is released for development and is then classed as vacant if either the land is prepared for development or development has started on the land.

**Table 13 - Previous uses of Derelict and Urban Vacant Land<sup>1</sup>**

Previous Use	Derelict Land			Urban Vacant Land			Total Derelict and Urban Vacant Land		
	Area (ha)	% of Derelict Land (by Area) <sup>4</sup>	No. of Sites	Area (ha)	% of Urban Vacant Land (by Area) <sup>4</sup>	No. of Sites	Area (ha)	% of Total V&D Land (by Area) <sup>4</sup>	No. of Sites
Agriculture	177	2	118	248	15	113	426	4	231
Business Class	4	*	6	5	*	8	9	*	14
Community & Health	591	7	133	82	5	67	673	6	200
Defence	1,236	14	37	34	2	22	1,270	12	59
Education	143	2	97	199	12	138	343	3	235
Forestry/Woodland	22	*	12	15	1	6	37	*	18
Green/Environmental	1	*	1	-	-	-	1	*	1
Manufacturing	1,871	21	286	266	16	115	2,137	20	401
Mineral Activity	3,064	35	233	16	1	15	3,080	29	248
Nature Conservation	8	*	1	-	-	-	8	*	1
Offices	7	*	16	14	1	20	21	*	36
Other General Industry <sup>2</sup>	470	5	140	123	7	102	593	6	242
Passive Open Space	25	*	15	53	3	41	78	1	56
Prepared Ground	32	*	14	82	5	30	114	1	44
Recreation & Leisure <sup>3</sup>	107	1	75	62	4	64	169	2	139
Residential	142	2	213	279	16	359	422	4	572
Retailing	14	*	44	37	2	54	51	*	98
Storage	163	2	75	52	3	49	214	2	124
Transport	363	4	126	66	4	70	429	4	196
Utility Services	154	2	35	5	*	11	159	2	46
Wholesale Distribution	16	*	11	19	1	10	35	*	21
Other	149	2	78	51	3	55	200	2	133
<b>Total of categorised sites</b>	<b>8,760</b>	<b>100</b>	<b>1,766</b>	<b>1,710</b>	<b>100</b>	<b>1,349</b>	<b>10,470</b>	<b>100</b>	<b>3,115</b>
Unknown <sup>4</sup>	285		163	282		270	567		433
<b>Total</b>	<b>9,044</b>		<b>1,929</b>	<b>1,992</b>		<b>1,619</b>	<b>11,037</b>		<b>3,548</b>

1. Figures may not sum due to rounding.

2. Excluding manufacturing.

3. Excluding passive open space.

4. Unknown values are excluded from the calculation of percentages.

**11.3** In 2018 the previous use was unknown for 567 hectares - 285 hectares (3%) of derelict land and 282 hectares (14%) of urban vacant land. Where previous use is known, 35% of derelict land had previously been used for mineral activity (3,064 hectares), 21% for manufacturing (1,871 hectares) and 14% for defence (1,236 hectares). For urban vacant land, where previous use is known, the largest areas had former residential uses (16%, 279 hectares) or manufacturing uses (16%, 266 hectares) (Table 13).

**11.4** Where the time a site has lain unused was known, 33% (1,621 hectares) of urban vacant or derelict land within settlements and 36% (2,006 hectares) within the countryside had been unused since before 1991 (Table 14 and Table 15). Across Scotland 3,627 hectares of urban vacant and derelict land has been unused for at least 25 years. There is considerable variation at council level for how long land has been unused.

**Table 14 - Sites in Settlements - date first identified as derelict/urban vacant land<sup>1,2,3</sup>**

Local Authority	Pre-1991 <sup>4</sup>		1991-2000 <sup>4</sup>		2001-2005 <sup>4</sup>		2006-2010 <sup>4</sup>		2011-2015 <sup>4</sup>		2016-2018 <sup>4</sup>		Unknown <sup>4</sup>	Total
	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	Area (ha)
Aberdeen City	4	13	2	6	3	10	2	6	10	31	11	34	9	42
Aberdeenshire	-	-	4	11	3	8	7	20	7	20	14	41	30	65
Angus	5	8	9	14	31	48	11	16	8	12	1	1	5	71
Argyll and Bute <sup>5</sup>	7	44	*	2	-	-	4	24	4	28	*	2	13	28
Clackmannanshire	3	14	-	-	6	27	1	5	8	40	3	15	-	21
Dumfries and Galloway	32	57	2	3	9	17	11	19	2	4	-	-	40	96
Dundee City	35	19	38	21	27	15	33	18	27	15	22	12	3	184
East Ayrshire	51	50	22	22	9	9	11	11	8	8	1	1	28	130
East Dunbartonshire	20	49	8	20	2	4	-	-	11	27	-	-	-	40
East Lothian	1	5	1	3	*	2	6	24	16	65	-	-	7	32
East Renfrewshire	8	16	16	33	16	32	2	3	7	14	1	2	-	50
City of Edinburgh	11	10	19	17	5	4	46	41	16	15	16	14	50	163
Falkirk	34	17	8	4	92	47	14	7	40	20	9	4	23	220
Fife	90	26	96	28	88	26	45	13	22	6	-	-	8	348
Glasgow City	413	43	235	24	86	9	155	16	62	6	19	2	-	969
Highland <sup>6</sup>	173	78	27	12	15	7	4	2	3	2	-	-	17	240
Inverclyde	17	11	23	15	10	6	23	15	68	44	13	8	*	155
Loch Lomond and The Trossachs National Park <sup>5</sup>	1	42	-	-	1	58	-	-	-	-	-	-	1	3
Midlothian	29	73	3	7	4	9	*	1	1	3	3	7	-	40
Moray	-	-	-	-	8	53	-	-	6	40	1	7	-	16
Na h-Eileanan Siar	-	-	2	100	-	-	-	-	-	-	-	-	6	8
North Ayrshire	187	37	137	27	81	16	82	16	5	1	13	3	5	510
North Lanarkshire	198	21	383	41	26	3	201	21	62	7	75	8	3	949
Orkney Islands	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Perth and Kinross <sup>5</sup>	2	6	2	7	7	23	12	39	8	25	-	-	3	33
Renfrewshire	43	29	25	17	22	15	54	36	3	2	1	1	-	148
Scottish Borders	4	30	2	19	-	-	2	20	4	31	-	-	41	53
Shetland Islands	-	-	-	-	*	100	-	-	-	-	-	-	1	1
South Ayrshire	56	62	15	16	3	4	12	14	*	*	4	4	21	113
South Lanarkshire	70	38	15	8	12	7	29	16	38	21	20	11	44	228
Stirling <sup>5</sup>	1	3	4	17	1	4	11	50	3	12	3	14	11	33
West Dunbartonshire <sup>5</sup>	77	46	36	21	26	15	7	4	13	8	8	5	1	168
West Lothian	48	72	-	-	13	19	2	3	1	2	3	4	37	104
<b>Scotland</b>	<b>1,621</b>	<b>33</b>	<b>1,136</b>	<b>23</b>	<b>606</b>	<b>12</b>	<b>785</b>	<b>16</b>	<b>465</b>	<b>10</b>	<b>241</b>	<b>5</b>	<b>406</b>	<b>5,262</b>

1. Figures may not sum due to rounding.
2. Figures are for total vacant land in settlements of 2,000 and over and derelict land in all settlements. Settlements as defined by local authorities in their latest council approved local plans (Annex Section A.5).
3. See [Annex D](#) for details of council participation in different years.
4. Unknown values are excluded from the calculation of percentage values.
5. From 2011 Loch Lomond and The Trossachs National Park took responsibility for surveying vacant and derelict land within the park boundaries. These sites are no longer recorded in Argyll and Bute, Perth and Kinross, Stirling and West Dunbartonshire local authority boundaries, and are separately identifiable as Loch Lomond and The Trossachs National Park from 2011. Prior to 2011 these sites were classified within the relevant local authority boundary.
6. Highland has not updated their survey since 2015 so their 2016-2018 figures have been carried over from 2015.



**Table 15 - Sites in the countryside - date first identified as derelict or urban vacant land<sup>1,2,3</sup>**

Local Authority	Pre-1991 <sup>4</sup>		1991-2000 <sup>4</sup>		2001-2005 <sup>4</sup>		2006-2010 <sup>4</sup>		2011-2015 <sup>4</sup>		2016-2018 <sup>4</sup>		Unknown <sup>4</sup>	Total
	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	Area (ha)
Aberdeen City	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Aberdeenshire	13	100	-	-	-	-	-	-	-	-	-	-	*	13
Angus	181	86	3	1	-	-	18	8	9	4	-	-	1	211
Argyll and Bute <sup>5</sup>	-	-	-	-	-	-	-	-	-	-	-	-	29	29
Clackmannanshire	-	-	-	-	-	-	-	-	24	67	12	33	-	36
Dumfries and Galloway	223	100	-	-	-	-	*	*	-	-	-	-	*	224
Dundee City	-	-	-	-	-	-	-	-	-	-	-	-	-	-
East Ayrshire	122	7	1	*	-	-	-	-	1,507	92	-	-	50	1,680
East Dunbartonshire	9	45	1	3	-	-	-	-	10	52	-	-	9	28
East Lothian	11	21	16	31	1	2	24	46	-	-	-	-	5	56
East Renfrewshire	-	-	2	100	-	-	-	-	-	-	-	-	-	2
City of Edinburgh	-	-	-	-	-	-	-	-	-	-	-	-	2	2
Falkirk	28	64	3	7	7	16	6	13	*	1	-	-	12	57
Fife	129	36	73	20	119	33	40	11	1	*	-	-	17	378
Glasgow City	23	65	13	35	-	-	-	-	-	-	-	-	-	36
Highland <sup>6</sup>	725	67	82	8	256	24	23	2	-	-	-	-	16	1,102
Inverclyde	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Loch Lomond and the Trossachs National Park <sup>5</sup>	-	-	-	-	4	100	-	-	-	-	-	-	-	4
Midlothian	44	59	27	36	-	-	2	3	1	1	*	*	3	78
Moray	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Na h-Eileanan Siar	-	-	-	-	-	-	-	-	-	-	-	-	-	-
North Ayrshire	28	4	38	5	635	83	67	9	-	-	-	-	-	768
North Lanarkshire	92	24	19	5	17	4	9	2	152	40	95	25	1	385
Orkney Islands	32	100	-	-	-	-	-	-	-	-	-	-	-	32
Perth and Kinross <sup>5</sup>	1	10	-	-	3	37	2	24	2	30	-	-	2	9
Renfrewshire	-	-	106	98	-	-	-	-	2	2	-	-	-	108
Scottish Borders	6	100	-	-	-	-	-	-	-	-	-	-	9	15
Shetland Islands	3	100	-	-	-	-	-	-	-	-	-	-	2	6
South Ayrshire	-	-	-	-	-	-	-	-	4	88	1	12	2	6
South Lanarkshire	85	63	9	7	35	26	5	4	-	-	-	-	27	161
Stirling <sup>5</sup>	109	98	2	2	-	-	*	*	-	-	-	-	1	112
West Dunbartonshire <sup>5</sup>	-	-	-	-	-	-	-	-	-	-	*	100	-	*
West Lothian	142	61	35	15	54	24	-	-	-	-	-	-	6	238
<b>Scotland</b>	<b>2,006</b>	<b>36%</b>	<b>429</b>	<b>8%</b>	<b>1,130</b>	<b>20</b>	<b>195</b>	<b>3%</b>	<b>1,710</b>	<b>31%</b>	<b>108</b>	<b>2%</b>	<b>196</b>	<b>5,775</b>

1. Figures may not sum due to rounding.
2. Figures are for derelict land in the countryside.
3. See [Annex D](#) for details of council participation in different years.
4. Unknown values are excluded from the calculation of percentage values.
5. From 2011 Loch Lomond and The Trossachs National Park took responsibility for surveying vacant and derelict land within the park boundaries. These sites are no longer recorded in Argyll and Bute, Perth and Kinross, Stirling and West Dunbartonshire local authority boundaries, and are separately identifiable as Loch Lomond and The Trossachs National Park from 2011. Prior to 2011, these sites were classified within the relevant local authority boundary.
6. Highland has not updated their survey since 2015 so their 206-2018 figures have been carried over from 2015.

**11.5** Development potential of derelict and urban vacant land is reported by Local Authorities, based on their expectation of when land is likely to be developed. Within Scotland, 22% of all derelict land (with known development potential) is estimated to be developable in the short term, as is 45% of urban vacant land with known development potential. The higher proportion of urban vacant land estimated to be developed in the short term is not surprising given derelict land (by definition) requires some form of rehabilitation before new development can commence. Overall, 27% of all derelict and urban vacant land within Scotland (with known development potential) has been estimated to be developable in the short term. Across Scotland, 26% of derelict land and 2% of urban vacant land is seen by local authorities as being uneconomic to develop and/or is viewed as suitable to reclaim for a 'soft' end use (i.e. non-built use) (Table 16).

**Table 16 - Development potential of Derelict and Urban Vacant Land<sup>1</sup>**

Development Potential	Derelict Land			Urban Vacant Land			Total Derelict and Urban Vacant Land		
	Area (ha)	% of Derelict Land (by Area) <sup>4</sup>	No. of Sites	Area (ha)	% of Urban Vacant Land (by Area) <sup>4</sup>	No. of Sites	Area (ha)	% of Total Land (by Area) <sup>4</sup>	No. of Sites
Developable - Short Term <sup>2</sup>	1,845	22	492	844	45	625	2,688	27	1,117
Developable - Medium Term <sup>3</sup>	2,510	31	488	705	37	571	3,215	32	1,059
Developable - Undetermined	1,733	21	556	286	15	283	2,019	20	839
Uneconomic to Develop/Reclamation for 'Soft' End Use	2,112	26	189	46	2	51	2,158	21	240
<b>Total for sites with known development potential</b>	<b>8,200</b>	<b>100%</b>	<b>1,725</b>	<b>1,881</b>	<b>100%</b>	<b>1,530</b>	<b>10,081</b>	<b>100%</b>	<b>3,255</b>
Unknown <sup>4</sup>	844	-	204	112	-	89	955	-	293
<b>Total</b>	<b>9,044</b>	<b>-</b>	<b>1,929</b>	<b>1,992</b>	<b>-</b>	<b>1,619</b>	<b>11,037</b>	<b>-</b>	<b>3,548</b>

1. Figures may not sum due to rounding.
2. Expectation of development within five years.
3. Expectation of development between five to ten years.
4. Unknown values are excluded from the calculation of percentage values.

**11.6** In 2018, a majority of all derelict and urban vacant land with known ownership had a single private owner, 72% (7,269 hectares). 22% (2,278 hectares) of derelict and urban vacant land with known ownership had a single public owner. The remaining 6% is split with 4% (414 hectares) mixed public and private ownership, 1% (115 hectares) multiple private owners and 1% (78 hectares) multiple public owners. Of the 11,037 hectares of derelict and urban vacant land recorded in 2018, 8% (883 hectares) has ownership unknown to the local authority (Table 17).

**Table 17 - Ownership of Derelict and Urban Vacant Land<sup>1</sup>**

Ownership	Derelict Land			Urban Vacant Land			Total Derelict and Urban Vacant Land		
	Area (ha)	% of Derelict Land (by Area) <sup>2</sup>	No. of Sites	Area (ha)	% of Urban Vacant Land (by Area) <sup>2</sup>	No. of Sites	Area (ha)	% of Total Land (by Area) <sup>2</sup>	No. of Sites
Single Owner: Public	1,452	17	421	826	47	711	2,278	22	1,132
Single Owner: Private	6,509	78	1,068	759	43	623	7,269	72	1,691
Multiple Owners: Public	48	1	25	30	2	20	78	1	45
Multiple Owners: Private	74	1	30	41	2	16	115	1	46
Mixed Owners	305	4	80	108	6	57	414	4	137
<b>Total where ownership known</b>	<b>8,389</b>	<b>100</b>	<b>1,624</b>	<b>1,765</b>	<b>100</b>	<b>1,427</b>	<b>10,154</b>	<b>100</b>	<b>3,051</b>
Single Owner: Unknown <sup>2</sup>	655	-	305	228	-	192	883	-	497
<b>Total</b>	<b>9,044</b>	<b>-</b>	<b>1,929</b>	<b>1,992</b>	<b>-</b>	<b>1,619</b>	<b>11,037</b>	<b>-</b>	<b>3,548</b>

1. Figures may not sum due to rounding.
2. Unknown values are excluded from the calculation of percentage values.

## 12. Derelict and Urban Vacant Land: New, Reclaimed and Naturalised Sites

**12.1** There were 137 hectares (72 sites) of newly identified derelict land since the previous survey. Over half of the total area (75 hectares across 15 sites) was in North Lanarkshire. There were 51 hectares (63 sites) of newly identified urban vacant land since the previous survey. The largest area was also in North Lanarkshire, 14 hectares across 14 sites. These figures relate only to new sites first identified as vacant or derelict in the latest survey. They do not include sites listed in the previous survey which changed in size or changed from derelict to vacant or vice versa (Table 18).

**12.2** A total of 350 hectares (318 sites) were reclaimed or brought back into use since the previous survey, excluding those sites removed for definitional reasons or due to naturalisation. 185 hectares (135 sites) was previously derelict and 165 hectares (183 sites) had been recorded as urban vacant land (Table 19).

**12.3** Reclaimed sites relate only to sites (or parts thereof) which were brought back into use. Sites removed due to naturalisation or for definitional reasons are not included. In 2018 33 sites (632 hectares) of formerly derelict and urban vacant land were removed due to naturalisation – including over 600 hectares of former surface coal sites in East Ayrshire where the restoration plans had been completed (Table 21). In addition, 29 sites (36 hectares) were removed for definitional reasons - further details can be found in [Annex C](#).

**12.4** The most common new use for previously derelict land was for residential development, with 48% of sites (65 of 135) and 58% of the total area (107 of 185 hectares) reclaimed for this purpose (Table 20).

**12.5** For urban vacant land the most common new use was also residential development with 54% of sites (98 of 183) and 53% of the total area brought back into use (87 of 165 hectares) (Table 20).

**12.6** In 2018 the source of funding was known for 282 hectares of land brought back into use and 26 hectares were listed as having no funding or funding not being applicable. The source of funding was unknown for the remaining 42 hectares brought back into use.

**12.7** The largest area brought back into use with known sources of funding involved private sector funding (173 of 282 hectares, 61%). Public sector funding accounted for 62 hectares (22%) and mixed public and private funding was used for 47 hectares (17%). South Lanarkshire (33 hectares) and North Ayrshire (28 hectares) had the greatest areas brought back into use with only private funding, North Lanarkshire (15 hectares) and West Lothian (14 hectares) reported the largest areas brought back into use with only public funding (Table 22).

**12.8** For land receiving public or mixed public/private funding the largest area of new use was for residential development (65 hectares). For solely privately funded land the largest area of new use was also for residential development (103 hectares).

**Table 18 - New sites identified since the previous survey by planning Authority<sup>1,2</sup>**

Local Authority	Derelict Land		Urban Vacant Land		Total Derelict and Urban Vacant Land	
	Area (ha)	No. of Sites	Area (ha)	No. of Sites	Area (ha)	No. of Sites
Aberdeen City	-	-	7	5	7	5
Aberdeenshire	2	6	2	2	4	8
Angus	-	-	2	4	2	4
Argyll and Bute <sup>3</sup>	-	-	*	1	*	1
Clackmannanshire	-	-	-	-	-	-
Dumfries and Galloway	-	-	-	-	-	-
Dundee City	5	3	4	3	9	6
East Ayrshire	-	-	-	-	-	-
East Dunbartonshire	-	-	2	1	2	1
East Lothian	1	3	*	2	1	5
East Renfrewshire	-	-	1	2	1	2
City of Edinburgh	-	-	4	5	4	5
Falkirk	5	4	*	1	6	5
Fife	-	-	-	-	-	-
Glasgow City	-	-	4	5	4	5
Highland <sup>4</sup>	n/a	n/a	n/a	n/a	n/a	n/a
Inverclyde	5	5	6	4	11	9
Loch Lomond and The Trossachs National Park <sup>3</sup>	-	-	-	-	-	-
Midlothian	1	2	2	4	3	6
Moray	-	-	-	-	-	-
Na h-Eileanan Siar	-	-	-	-	-	-
North Ayrshire	5	1	*	1	5	2
North Lanarkshire	75	15	11	14	86	29
Orkney Islands	-	-	-	-	-	-
Perth and Kinross <sup>3</sup>	2	7	*	1	2	8
Renfrewshire	-	-	-	-	-	-
Scottish Borders	-	-	-	-	-	-
Shetland Islands	-	-	-	-	-	-
South Ayrshire	12	14	*	1	12	15
South Lanarkshire	13	5	4	4	17	9
Stirling <sup>3</sup>	-	-	-	-	-	-
West Dunbartonshire <sup>3</sup>	8	4	-	-	8	4
West Lothian	2	3	2	3	4	6
<b>Scotland</b>	<b>137</b>	<b>72</b>	<b>51</b>	<b>63</b>	<b>187</b>	<b>135</b>

1. Figures may not sum due to rounding.

2. Sites identified since the previous survey but recorded as initially falling out of use prior to 2017 are not included in the above table.

3. From 2011 Loch Lomond and The Trossachs National Park took responsibility for surveying vacant and derelict land within the park boundaries. These sites are no longer recorded in Argyll and Bute, Perth and Kinross, Stirling and West Dunbartonshire local authority boundaries, and are separately identifiable as Loch Lomond and The Trossachs National Park from 2011. Prior to 2011, these sites were classified within the relevant local authority boundary.

4. Highland did not complete a survey in 2018 therefore there is no information on new sites.

**Table 19 - Derelict Land reclaimed and Urban Vacant Land brought back into use since the previous survey<sup>1,4</sup>**

Local Authority	Derelict Land			Urban Vacant Land			Total Derelict and Urban Vacant Land		
	Area (ha)	% of Derelict Land (by Area)	No. of Sites <sup>5</sup>	Area (ha)	% of Urban Vacant Land (by Area)	No. of Sites <sup>5</sup>	Area (ha)	% of Total Land (by Area)	No. of Sites <sup>5</sup>
Aberdeen City	*	*	1	-	-	-	*	*	1
Aberdeenshire	2	1	2	2	1	3	4	1	5
Angus	-	-	-	-	-	-	-	-	-
Argyll and Bute <sup>2</sup>	*	*	1	*	*	1	*	*	2
Clackmannanshire	2	1	2	6	4	2	8	2	4
Dumfries and Galloway	-	-	-	-	-	-	-	-	-
Dundee City	-	-	-	8	5	12	8	2	12
East Ayrshire	11	6	4	3	2	6	13	4	10
East Dunbartonshire	3	1	2	*	*	1	3	1	3
East Lothian	1	1	4	4	3	1	6	2	5
East Renfrewshire	-	-	-	*	*	1	*	*	1
City of Edinburgh	5	3	3	25	15	17	30	9	20
Falkirk	5	3	1	6	4	4	11	3	5
Fife	1	1	3	*	*	1	2	*	4
Glasgow City	37	20	23	28	17	39	65	19	62
Highland <sup>3</sup>	-	-	-	-	-	-	-	-	-
Inverclyde	3	2	2	5	3	7	8	2	9
Loch Lomond and the Trossachs National Park <sup>2</sup>	*	*	1	*	*	1	*	*	2
Midlothian	1	*	2	2	1	1	2	1	3
Moray	-	-	-	-	-	-	-	-	-
Na h-Eileanan Siar	*	*	1	*	*	1	*	*	2
North Ayrshire	18	10	14	16	10	24	34	10	38
North Lanarkshire	31	17	34	7	4	9	38	11	43
Orkney Islands	-	-	-	-	-	-	-	-	-
Perth and Kinross <sup>2</sup>	-	-	-	1	1	1	1	*	1
Renfrewshire	12	7	6	4	2	10	16	5	16
Scottish Borders	2	1	2	1	*	3	2	1	5
Shetland Islands	-	-	-	-	-	-	-	-	-
South Ayrshire	*	*	1	2	1	4	2	1	5
South Lanarkshire	23	12	16	23	14	21	46	13	37
Stirling <sup>2</sup>	-	-	-	3	2	3	3	1	3
West Dunbartonshire <sup>2</sup>	4	2	4	1	*	1	4	1	5
West Lothian	23	12	6	18	11	9	41	12	15
<b>Scotland</b>	<b>185</b>	<b>100</b>	<b>135</b>	<b>165</b>	<b>100</b>	<b>183</b>	<b>350</b>	<b>100</b>	<b>318</b>

1. Figures may not sum due to rounding.

2. From 2011 Loch Lomond and The Trossachs National Park took responsibility for surveying vacant and derelict land within the park boundaries. These sites are no longer recorded in Argyll and Bute, Perth and Kinross, Stirling and West Dunbartonshire local authority boundaries, and are separately identifiable as Loch Lomond and The Trossachs National Park from 2011. Prior to 2011, these sites were classified within the relevant local authority boundary.

3. Highland did not complete a survey in 2018 and therefore there is no information on reclaimed or reused sites.

4. Excludes naturalised sites and sites that have been removed as they no longer meet the required definitions for derelict or urban vacant land.

5. The number of sites refers to the number of packages of land classed as reused and may not directly correspond a full site that was previously listed as vacant or derelict. For example if a previously vacant site was partly reused for residential and partly for passive open space while the remainder was still classed as vacant it would be listed as 2 separate reused sites in the table and also still remain on the 2018 vacant land register.

**Table 20 - Reclaimed Derelict Land and Urban Vacant land brought back into use since the previous survey - by new use<sup>1,5</sup>**

New Use	Derelict Land			Urban Vacant Land			Total Derelict and Urban Vacant Land		
	Area (ha)	% of Derelict Land (by Area) <sup>4</sup>	No. of Sites <sup>6</sup>	Area (ha)	% of Urban Vacant Land (by Area) <sup>4</sup>	No. of Sites <sup>6</sup>	Area (ha)	% of Total Land (by Area) <sup>4</sup>	No. of Sites <sup>6</sup>
Agriculture	5	3	3	1	*	1	5	2	4
Business Class	-	-	-	3	2	2	3	1	2
Community & Health	-	-	-	1	*	2	1	*	2
Defence	-	-	-	-	-	-	-	-	-
Education	-	-	-	7	4	3	7	2	3
Green/Environmental	*	*	1	10	6	6	11	3	7
Manufacturing	1	*	2	3	2	2	4	1	4
Mineral Activity	-	-	-	-	-	-	-	-	-
Offices	2	1	6	7	4	8	9	3	14
Other General Industry <sup>2</sup>	6	3	8	5	3	9	11	3	17
Passive Open Space	12	6	9	10	6	7	21	6	16
Recreation & Leisure <sup>3</sup>	3	2	5	7	4	5	10	3	10
Residential	107	58	65	87	53	98	194	55	163
Retailing	5	3	7	6	4	10	12	3	17
Storage	8	4	12	3	2	3	11	3	15
Transport	8	4	8	7	5	16	15	4	24
Utility Services	5	3	5	3	2	6	9	2	11
Wholesale Distribution	-	-	-	4	2	2	4	1	2
Woodland (Community-Based)	-	-	-	-	-	-	-	-	-
Woodland (Non-Community-Based)	23	12	2	-	-	-	23	6	2
Other	*	*	2	2	1	3	2	1	5
Unknown <sup>4</sup>	-	-	-	-	-	-	-	-	-
<b>Total</b>	<b>185</b>	<b>100</b>	<b>135</b>	<b>165</b>	<b>100</b>	<b>183</b>	<b>350</b>	<b>100</b>	<b>318</b>

1. Figures may not sum due to rounding.
2. Excluding Manufacturing.
3. Excluding Passive Open Space.
4. Unknown values are excluded from the calculation of percentages.
5. Excludes naturalised sites and sites that have been removed as they no longer meet the required definitions for derelict or urban vacant land.
6. The number of sites refers to packages of land classed as reused and may not directly correspond to a site previously listed as vacant or derelict. For example if a previously vacant site was partly reused for residential and partly for passive open space while the remainder was still classed as vacant it would be listed as 2 separate reused sites in the table and also still remain on the 2018 vacant land register.

**Table 21 - Sites classed as naturalised<sup>1</sup>**

Local Authority	Derelict Land		Urban Vacant Land		Total Derelict and Urban Vacant Land	
	Area (ha)	No. of Sites	Area (ha)	No. of Sites	Area (ha)	No. of Sites
East Ayrshire	576	4	1	1	577	5
Falkirk	3	1	-	-	3	1
Fife	1	1	-	-	1	1
Midlothian	1	1	2	1	3	2
North Ayrshire	37	17	2	1	39	18
North Lanarkshire	5	3	-	-	5	3
South Lanarkshire	-	-	4	3	4	3
All	624	27	8	6	632	33

1. Figures may not sum due to rounding.

**Table 22 - Sources of funding used for Derelict Land reclaimed and Urban Vacant Land brought back into use since the previous survey, by local authority area<sup>1,5</sup>**

Local Authority	Public sector funding (ha)	Private sector funding (ha)	Mixed funding <sup>2</sup> (ha)	Unknown (ha)	None / not applicable (ha)	Total (ha)
Aberdeen City	-	*	-	-	-	*
Aberdeenshire	1	2	-	-	2	4
Angus	-	-	-	-	-	-
Argyll and Bute <sup>3</sup>	-	*	-	*	-	*
Clackmannanshire	*	7	1	-	-	8
Dumfries and Galloway	-	-	-	-	-	-
Dundee City	1	1	6	*	1	8
East Ayrshire	-	11	-	1	1	13
East Dunbartonshire	-	3	-	-	-	3
East Lothian	*	4	-	1	-	6
East Renfrewshire	*	-	-	-	-	*
City of Edinburgh	9	15	5	-	1	30
Falkirk	6	5	-	-	-	11
Fife	-	-	-	-	2	2
Glasgow City	5	12	28	19	1	65
Highland <sup>4</sup>	-	-	-	-	-	-
Inverclyde	-	8	-	-	-	8
Loch Lomond and the Trossachs National Park <sup>3</sup>	*	-	-	-	-	*
Midlothian	-	2	-	-	-	2
Moray	-	-	-	-	-	-
Na h-Eileanan Siar	-	-	-	*	-	*
North Ayrshire	2	28	*	3	-	34
North Lanarkshire	15	22	-	-	2	38
Orkney Islands	-	-	-	-	-	-
Perth and Kinross <sup>3</sup>	-	1	-	-	-	1
Renfrewshire	-	-	-	-	16	16
Scottish Borders	-	2	-	-	-	2
Shetland Islands	-	-	-	-	-	-
South Ayrshire	1	1	1	-	-	2
South Lanarkshire	7	33	3	-	2	46
Stirling <sup>3</sup>	1	3	-	-	-	3
West Dunbartonshire <sup>3</sup>	-	1	3	-	-	4
West Lothian	14	11	-	16	-	41
<b>Scotland</b>	<b>62</b>	<b>173</b>	<b>47</b>	<b>42</b>	<b>26</b>	<b>350</b>

1. Figures may not sum due to rounding.

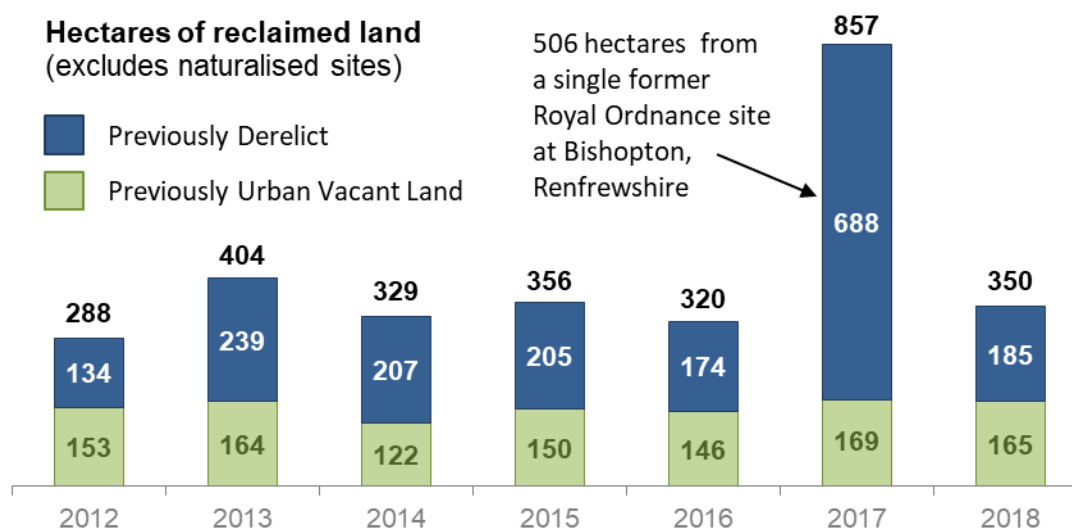
2. Mixed public and private sector funding or partnership.

3. From 2011 Loch Lomond and The Trossachs National Park took responsibility for surveying vacant and derelict land within the park boundaries. These sites are no longer recorded in Argyll and Bute, Perth and Kinross, Stirling and West Dunbartonshire local authority boundaries and are separately identifiable as Loch Lomond and The Trossachs National Park from 2011. Prior to 2011, these sites were classified within the relevant local authority boundary.

4. Highland did not complete a survey in 2018 and therefore there is no information for sources of funding.

5. Excludes naturalised sites and sites that have been removed as they no longer meet the required definitions for derelict or urban vacant land.

**Chart 6 - Total Derelict and Urban Vacant Land Reclaimed 2012-2018**



**12.9** The amount of derelict land reclaimed has varied over the period 2012 to 2018, with the lowest amount reclaimed in 2012 (134 hectares) and the largest (688 hectares) reclaimed in 2017. The amount of urban vacant land reused has also varied over the period 2012 to 2018 but to a lesser degree, with the lowest amount reused in 2014 (122 hectares) and the largest (169 hectares) in 2017 (Table 23).

**12.10** On average, 192 hectares of derelict land per year was reclaimed between 2012 and 2016. In 2017 there was a notable increase with 688 hectares of derelict land reclaimed on 129 sites, 506 hectares from a single site (former Royal Ordnance site at Bishopton, Renfrewshire). In 2018 185 hectares were reclaimed. Between 2012 and 2017 an average of 151 hectares of urban vacant land was reused per year. In 2018 165 hectares of urban vacant land were reclaimed, slightly higher than the average.

**Table 23 - Total Derelict and Urban Vacant Land reclaimed, 2012-2018<sup>1,2,3,4</sup>**

	2012	2013	2014	2015	2016	2017	2018
Derelict Land (ha)	134	239	207	205	174	688	185
Total Sites <sup>5</sup>	92	133	123	119	125	129	135
Urban Vacant Land (ha)	153	164	122	150	146	169	165
Total Sites <sup>5</sup>	141	188	140	194	154	188	183
<b>Total Area Reclaimed (Derelict &amp; Urban Vacant)</b>	<b>288</b>	<b>404</b>	<b>329</b>	<b>356</b>	<b>320</b>	<b>857</b>	<b>350</b>
<b>Total Sites<sup>5</sup></b>	<b>233</b>	<b>321</b>	<b>263</b>	<b>313</b>	<b>279</b>	<b>317</b>	<b>318</b>

1. Figures may not sum due to rounding.
2. See [Annex D](#) for details of council participation in different years.
3. During 2018, historical data for the years 2012-2017 were updated as a result of improved information. This included removing sites that should not have been included in previous years, adding sites that should have been included earlier and making any required changes to site size. Further information on this process is available in the Annex along with un-amended historical data for the survey years of 1996-2011.
4. Excludes naturalised sites and sites that have been removed as they no longer meet the required definitions for derelict or urban vacant land.
5. The number of sites refers to the number of packages of land classed as reused and may not directly correspond a full site that was previously listed as vacant or derelict. For example if a previously vacant or derelict site was partly reused for residential and partly for passive open space while the remainder was still classed as vacant it would be listed as 2 separate reused sites in the table and also still remain on the vacant and derelict land register.



**12.11** A total of 402 hectares of formerly derelict and urban vacant land has been removed from the survey with the Scottish Government's Vacant and Derelict Land Fund (VDLF) making either a partial or full contribution (Table 24).

**12.12** Glasgow City and North Lanarkshire have been in receipt of this fund since it started in 2005/06, South Lanarkshire since 2006/07. Dundee City, which had been in receipt of the funds from 2005/6 was replaced by Fife in 2015/16. Highland joined in 2008/09 but was replaced by North Ayrshire in 2016/17.

**12.13** Glasgow City has the largest area of re-used land where VDLF funding was used, 132 hectares (72 sites). North Ayrshire have recorded their first use of VDLF funding during this survey. Any involvement the VDLF has had with existing sites in the 2018 survey (i.e. those not yet removed from the survey) is not recorded in Table 24, but will appear when the sites are bought back into use in the future.

**Table 24 - Reclaimed/Re-used Sites where the Vacant and Derelict Land Fund (VDLF) was a funding source<sup>1,2,3</sup>**

Local Authorities receiving Vacant and Derelict Land Funds	Derelict Land		Urban Vacant Land		Total Derelict and Urban Vacant Land	
	Area (ha)	No. of Sites <sup>4</sup>	Area (ha)	No. of Sites <sup>4</sup>	Area (ha)	No. of Sites <sup>4</sup>
Dundee City	33	8	86	88	120	96
Fife	-	-	1	1	1	1
Glasgow City	60	48	73	24	132	72
Highland	7	15	19	17	26	32
North Ayrshire	3	2	-	-	3	2
North Lanarkshire	70	32	4	8	74	40
South Lanarkshire	42	11	5	12	47	23
<b>TOTAL</b>	<b>214</b>	<b>116</b>	<b>188</b>	<b>150</b>	<b>402</b>	<b>266</b>

1. Figures may not sum due to rounding.
2. The Scottish Government Vacant and Derelict Land Fund contributed either partially or fully to the reclamation or reuse of the sites shown in the above table. This includes money used to prepare the land for development, e.g. decontamination.
3. Any involvement the Vacant and Derelict Land Fund has had with existing sites in the 2017 Vacant and Derelict Land Survey (those not yet removed from the survey) is not recorded in the above table.
4. The number of sites refers to the number of packages of land classed as reused and may not directly correspond a full site that was previously listed as vacant or derelict. For example if a previously vacant or derelict site was partly reused for residential and partly for passive open space while the remainder was still classed as vacant it would be listed as 2 separate reused sites in the table and also still remain on the vacant and derelict land register.

**12.14** Across the seven councils in the VDLF for 2005-2018, an estimated 161,500 properties (both private households and communal establishments\*) were within 500 metres of land reclaimed with the involvement of the VDLF (either solely or in combination with other funds) (Table 25). Of those properties, 55% (88,600) were within 500 metres of 1 site reclaimed with the involvement of the VDLF, 20% (32,400) were within 500 metres of 2 reclaimed sites, and the remaining 25% (40,500) were within 500 metres of at least 3 reclaimed sites. To date, the largest number of properties in close proximity to land

\* A communal establishment provides managed residential accommodation, such as a hospital, care home, prison, barracks or student hall of residence. 'Managed' means full-time or part-time supervision of accommodation.

reclaimed using the VDLF is located within Glasgow City (60,100 properties). North Ayrshire who recorded their first use of VDLF funding during this survey have an estimated 900 properties within 500 metres of sites reclaimed with VDLF funding.

**12.15** Overall, 50% of the 161,500 properties within 500 metres of land reclaimed using the VDLF were situated within Scotland's 15% most deprived data zones (81,400 properties); the remaining (80,100 properties) were located outwith the 15% most deprived data zones ([Table 26](#)). The percentage of properties in close proximity to land reclaimed using the VDLF that were situated within the 15% most deprived data zones varied between councils. Glasgow City had the highest percentage (67%, 40,400 of 60,100 properties), Highland had the lowest (23%, 3,700 of 16,300 properties).

**Table 25 - Estimate of the number of properties within 500 metres of at least 1 site reclaimed using the Vacant and Derelict Land Fund (VDLF)<sup>1,2,3,7,8</sup>**

Local Authority	Properties within 500m of land reclaimed using VDLF			
	1 Site Only	2 Sites Only	3 Sites +	Total
Dundee City <sup>3</sup>	12,200	8,700	20,500	<b>41,400</b>
Fife	700	-	-	<b>700</b>
Glasgow City <sup>4,6</sup>	31,800	15,600	12,700	<b>60,100</b>
Highland	14,200	2,000	100	<b>16,300</b>
North Ayrshire	900	-	-	<b>900</b>
North Lanarkshire	17,500	3,800	3,000	<b>24,300</b>
South Lanarkshire <sup>5</sup>	11,300	2,300	4,200	<b>17,800</b>
<b>Total</b>	<b>88,600</b>	<b>32,400</b>	<b>40,500</b>	<b>161,500</b>

1. Properties based on National Records of Scotland Address Register data 2018. See Annex Note A.8 for further information.
2. Any involvement the Vacant and Derelict Land Fund has had with existing sites in the 2018 Vacant and Derelict Land Survey (those not yet removed from the survey) is not recorded in the table above.
3. A further estimated 60 properties within Angus and Perth & Kinross are located within 500 metres of a reclaimed derelict site within Dundee City boundaries.
4. An estimated further 20 properties within Renfrewshire are located within 500 metres of a reclaimed derelict site within Glasgow City boundaries.
5. An estimated 800 of the properties are located within 500 metres of a reclaimed derelict site within Glasgow City boundaries.
6. An estimated 1,100 of the properties are located within 500 metres of a reclaimed derelict site within South Lanarkshire boundaries.
7. Properties that are estimated to have been built on the reclaimed site have been removed from this analysis.
8. The number of sites refers to the number of packages of land classed as reused and may not directly correspond a full site that was previously listed as vacant or derelict. For example if a previously vacant or derelict site was partly reused for residential and partly for passive open space while the remainder was still classed as vacant it would be listed as 2 separate reused sites in the table and also still remain on the vacant and derelict land register.

**Table 26 - Estimate of the number of properties within 500 metres of at least 1 site reclaimed using the Vacant and Derelict Land Fund (VDLF), split by deprivation<sup>1,2,3</sup>**

Local Authority	Properties within 500m of land reclaimed using VDLF -			
	Within 15% Most Deprived Datazones	Outwith 15% most Deprived Datazones	Total	Percent of Properties near remediated land within 15% most deprived datazones
Dundee City <sup>4</sup>	18,500	22,900	<b>41,400</b>	<b>45%</b>
Fife	200	500	<b>700</b>	<b>29%</b>
Glasgow City <sup>5,7</sup>	40,400	19,700	<b>60,100</b>	<b>67%</b>
Highland	3,700	12,600	<b>16,300</b>	<b>23%</b>
North Ayrshire	500	400	<b>900</b>	<b>56%</b>
North Lanarkshire	10,100	14,200	<b>24,300</b>	<b>42%</b>
South Lanarkshire <sup>6</sup>	8,000	9,800	<b>17,800</b>	<b>45%</b>
<b>Total</b>	<b>81,400</b>	<b>80,100</b>	<b>161,500</b>	<b>50%</b>

1. Properties based on National Records of Scotland Address Register data 2018.
2. Any involvement the Vacant and Derelict Land Fund has had with existing sites in the 2018 Vacant and Derelict Land Survey (those not yet removed from the survey) is not recorded in the table above.
3. Properties that are estimated to have been built on the reclaimed site have been removed from this analysis.
4. A further estimated 60 properties within Angus and Perth & Kinross are located within 500 metres of a reclaimed derelict site within Dundee City boundaries.
5. An estimated 20 properties within Renfrewshire are located within 500 metres of a reclaimed derelict site within Glasgow City boundaries.
6. An estimated 800 of the properties are located within 500 metres of a reclaimed derelict site within Glasgow City boundaries.
7. An estimated 1,100 of the properties are located within 500 metres of a reclaimed derelict site within South Lanarkshire boundaries.

## 13. Other Relevant Sources

Statistics on the amount of derelict and urban vacant land contribute to the Government's performance indicator for sustainable communities that measures progress on Housing and Regeneration outcomes. Information on other related outcomes this can be found at: <http://www.gov.scot/About/Performance/scotPerforms/partnerstories/HARO/Indicators>

Statistics on land use change in the other UK nations can be found through the following link to the Department for Communities and Local Government website: <http://www.communities.gov.uk/planningandbuilding/planningbuilding/planningstatistics/landusechange/>

## Annex A – Data Quality and Processing

### A.1. Data Quality

Local authorities may not update all historic site information every survey, consequently some site information may not be current. For example, a site may be sold and change ownership type. A change like this could happen without a local authority's knowledge.

### A.2 Local Authority response rate

The overall data quality for a particular year will depend on how many Local Authorities have updated their survey for that year. If a Local Authority does not update their data then data for the previous year is rolled forward. This will provide a reasonable estimate but will not take account of any changes in the latest year. Data quality will also be affected by the number of years since the last update. Highland has not updated their survey since 2015 so their data is carried over from their latest update in 2015.

[Annex Table 5](#) records local authority annual participation in the survey each year since 1996.

### A.3 Removal and Addition of Sites

The means by which new sites are detected are largely centred on the expert knowledge of local authority planning officers supported by the SVDLS guidelines which clearly state the definitions for the recording of derelict and urban vacant land. The survey relies on the consistent application of definitions between local authorities and within a local authority through subsequent years. The guidelines are regularly reviewed and modified to assist in the provision of uniform returns. Some of the changes reported in [Annex C - sites removed for definitional reasons](#) is the result of a reappraisal of the survey guidelines by local authorities prior to the 2018 survey. Since the last survey, there were a total of 29 sites (36 hectares) removed for definitional reasons. SVDLS guidance documents can be found at: <http://www.scotland.gov.uk/Topics/Statistics/Browse/Planning/DataSupplierArea>.

### A.4 Changes to Site Details

Changes in site details can cause difficulties in interpreting the data. The most notable are when two separate sites become joined by the inclusion of a further piece of vacant or derelict land, and alternatively when a single site has a central area brought back into use, such that the remaining disused area does not form a single contiguous site. The first of these scenarios may cause difficulties if data regarding previous use etc. for the sites differ. Where this happens, details from the largest contributing site are used to describe the new, compound site. In addition, the introduction of GIS systems has also allowed planning officers to improve data quality, leading to some changes in site sizes recorded.

### A.5 Changes in Historic Data, 2012-2018

As part of the 2018 survey, work was undertaken to improve the quality of the data supplied in the previous 2012 to 2018 returns. This was done to allow for improved time series analysis. This included removing sites identified by the local authority as being previously incorrectly included in the survey, adding in sites that the local authorities indicated should have been included in previous surveys and correcting historic sizes as a result of more accurate boundary mapping. A number of site sizes were changed during this years' survey as a result of more accurate mapping of the sites by local authorities through increased use of GIS tools. The revised data for 2012 to 2017 is used throughout the tables and time series analysis of this bulletin.

The SVDLS has been running continuously since 1993. Historical data on the amount of derelict and urban vacant land in Scotland, for the years 1996 to 2011, is shown in Annex Table 1. 1996 to 2004 data has remained unaltered since the 2004 survey publication. 2005 data was last revised in 2011 and each subsequent publication revised historical data for the six years preceding the publication with the 2018 publication updating historical data from 2012-2017. Thus care should be taken when comparing 1996-2011 data in Annex Table 1 to the data shown in this bulletin.

**Annex Table 1 - Derelict and Urban Vacant Land by local authority, 1996-2011<sup>1,2,3</sup>**

Local Authority	Total Derelict and Urban Vacant Land Area (ha)															
	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Aberdeen City	190	184	184	139	129	152	152	105	139	139	78	63	53	57	59	50
Aberdeenshire	190	191	152	152	145	143	122	118	118	49	78	91	90	66	66	81
Angus	387	373	379	254	213	215	216	156	155	172	161	166	165	164	172	170
Argyll and Bute	64	55	46	46	45	45	46	46	46	28	81	60	40	34	30	29
Clackmannanshire	71	57	64	63	57	55	76	78	71	34	34	30	38	32	28	29
Dumfries and Galloway	365	371	372	364	361	364	360	358	358	225	474	465	456	466	461	491
Dundee City	282	279	288	254	254	259	247	224	237	212	234	219	206	211	225	198
East Ayrshire	564	564	568	477	441	426	355	330	319	332	323	319	319	322	336	335
East Dunbartonshire	109	113	109	100	86	86	135	123	121	120	115	85	77	70	72	65
East Lothian	261	250	236	106	139	134	127	122	86	85	71	62	85	86	86	83
East Renfrewshire	50	54	42	37	33	32	40	46	56	60	57	56	54	53	54	54
City of Edinburgh	154	145	143	122	162	167	167	123	117	199	194	204	222	225	217	223
Falkirk	395	372	226	196	196	248	279	255	247	212	208	147	140	173	156	159
Fife	767	754	948	975	767	665	667	750	804	892	882	857	836	831	831	872
Glasgow City	1,617	1,580	1,581	1,558	1,476	1,392	1,383	1,345	1,315	1,313	1,286	1,270	1,332	1,355	1,329	1,305
Highland	813	813	813	813	813	813	1,181	1,154	1,147	1,110	1,071	1,369	1,369	1,392	1,454	1,455
Inverclyde	131	122	124	123	126	132	127	142	142	138	125	106	126	122	121	123
Loch Lomond and The Trossachs National Park <sup>4</sup>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	35
Midlothian	458	424	392	394	382	294	295	289	318	321	305	288	282	280	274	272
Moray	41	41	41	41	41	41	41	39	36	36	34	29	29	26	27	19
Na h-Eileanan Siar	16	13	13	11	11	11	11	11	12	11	11	11	11	11	10	10
North Ayrshire	366	387	378	409	391	418	428	555	542	547	1,190	1,279	1,300	1,316	1,316	1,353
North Lanarkshire	2,757	2,366	1,957	2,021	2,021	1,938	1,603	1,509	1,321	1,341	1,362	1,349	1,346	1,463	1,429	1,419
Orkney Islands	25	25	23	38	26	22	22	18	18	42	42	42	40	40	41	41
Perth and Kinross	94	98	132	149	139	106	111	109	114	96	88	78	40	51	49	50
Renfrewshire	347	259	421	413	400	428	989	1,007	1,025	976	959	950	940	962	965	956
Scottish Borders	76	90	87	79	79	69	69	65	65	59	55	108	89	100	88	84
Shetland Islands	-	-	-	-	-	-	2	2	2	9	9	9	9	9	9	9
South Ayrshire	111	133	152	152	164	156	152	144	144	135	135	123	114	87	96	97
South Lanarkshire	747	684	662	689	702	686	651	635	604	571	538	523	524	510	504	476
Stirling	173	173	161	219	210	200	203	210	203	188	182	166	164	176	177	175
West Dunbartonshire	214	230	243	230	225	216	224	222	220	229	241	223	219	221	212	194
West Lothian	1,100	1,100	1,100	809	809	496	573	556	560	654	657	632	617	618	477	478
<b>Scotland</b>	<b>12,933</b>	<b>12,296</b>	<b>12,037</b>	<b>11,432</b>	<b>11,044</b>	<b>10,411</b>	<b>11,053</b>	<b>10,847</b>	<b>10,661</b>	<b>10,528</b>	<b>11,282</b>	<b>11,379</b>	<b>11,333</b>	<b>11,530</b>	<b>11,372</b>	<b>11,391</b>

1. Figures may not sum due to rounding.
2. See [Annex D](#) for details of council participation in different years.
3. Care should be taken when comparing this data to that published for the years 2012-2018 in the main part of this bulletin. The data above has not been amended to take account of all land removed for definitional reasons or other previous reporting errors.
4. From 2011 Loch Lomond and the Trossachs National Park took responsibility for surveying vacant and derelict land within the park boundaries. These sites are no longer recorded in Argyll and Bute, Perth and Kinross, Stirling and West Dunbartonshire local authority boundaries, and are separately identifiable as Loch Lomond and the Trossachs National Park from 2011. Prior to 2011, these sites were classified within the relevant local authority boundary.

## A.6 Land area eligible

Local authorities are asked to note all derelict land for the survey but are asked to limit the recording of vacant land to land located within any settlement as defined by the local authority in the latest council approved local plan. Consequently, the actual land area surveyed for vacant land is often considerably smaller than the total land area of each local authority, especially in more rural areas.

## A.7 Coverage of Settlements

Local authorities were asked to survey for vacant land within all settlements defined in their latest council approved local plans. However, due to resource constraints some local authorities (particularly those covering large rural areas), were unable to do a full survey of every settlement for vacant land. All returned surveys covered every settlement within the planning authority boundary with a population of 2,000 or more. To ensure consistency, the statistics presented on vacant land throughout this bulletin refer only to land located within settlements that have a population of at least 2,000 (according to the local plan). Some local authorities also undertook either a full or partial survey for vacant land in settlements of under 2,000 in population - these are reported separately from the rest of the bulletin in Annex Table 2.

It is estimated that approximately 16,872 hectares of land within settlements of under 2,000 in population were surveyed for vacant land in Scotland during 2018. From this area, local authorities reported a total of 319 hectares of vacant land across 92 sites. Aberdeenshire had the highest amount of reported vacant or derelict land within settlements of under 2,000 in population, with 176 hectares across 8 sites – this includes a large site at the former Edzell air base (170 hectares).

Of the 90 sites (331 hectares) of vacant land in settlements of under 2,000 in population reported in the previous survey (2017), 8 sites (10 hectares) were either fully or partially brought back into productive use.

**Annex Table 2 - Vacant Land within settlements of under 2,000 in population, 2018<sup>1</sup>**

Local Authority	Area (ha)	No. of Sites
Aberdeenshire	176	8
Angus	27	2
Clackmannanshire	*	1
East Ayrshire	18	9
East Dunbartonshire	2	1
City of Edinburgh	11	6
Falkirk	8	5
Fife	5	6
Highland <sup>2</sup>	18	7
Loch Lomond and the Trossachs National Park	1	1
Moray	1	1
North Ayrshire	16	18
North Lanarkshire	10	5
Perth and Kinross	2	3
Scottish Borders	6	4
South Ayrshire	1	4
South Lanarkshire	7	9
West Lothian	10	2
<b>All</b>	<b>319</b>	<b>92</b>

1. Figures may not sum due to rounding.

2. Highland has not updated their survey since 2015 so their 2018 figures have been carried over from 2015.

## **A.8 Estimate of the proportion of local authority population living within a defined distance of a Derelict Site**

Tables 9 and 10 in the publication show estimates by local authority of the percentage of their population living within various distances of derelict land. For Table 9 a circular buffer zone based on the area of each derelict site was drawn around the grid co-ordinate points supplied for that site. This gives an estimated boundary for each site therefore data should be treated with care as actual site boundaries are not being used. Table 10 used the same estimated site boundaries and also estimated the proportion of local authority population living in close proximity to land that has been derelict prior to 1991 or 2001. In addition to derelict sites which were identified as being derelict prior to 1991 or 2001 the analysis also included sites where the length of time derelict is unknown but where the first site inspection occurred prior to 1991 or 2001.

To measure the proportion of each local authority population that lives within a certain distance of derelict land, a national data set was constructed that estimated the population of each property identified as likely to be residential in the latest National Records of Scotland (NRS) Address Register. Average household size figures were calculated by dividing NRS census (2011) population by census household counts at the Census Output Area (COA) level. All records in the Address Register that were identified as likely to be residential were assigned an estimated household size figure based on the average household size of the COA they fall within.

To ensure consistency with previously published population estimates, the latest available small-area estimates of population by NRS were used as a control factor on the calculated household size figures. For each property in the Address Register based dataset, the distance to the nearest estimated derelict site boundary was calculated, to highlight those properties within the defined distance of derelict land. Those properties' estimated populations were then aggregated up by data zone to give a proportion of each data zone's population (and hence each local authority's population) estimated to live within the defined distance of derelict land.

Overall it is estimated that 29.1% of the population of Scotland live within 500 metres of a derelict site in 2018. The data published in Tables 9 and 10 on proximity will also be available at data zone level on the Scottish Government Statistics website at <http://statistics.gov.scot/>. The website will be updated with these results following the publication of this bulletin.

## **A.9 Deprivation Areas using Scottish Index of Multiple Deprivation (SIMD 2016)**

Table 11 shows the amount of derelict and urban vacant land located within Scotland's 15% most deprived data zones. Those data zones are identified using the 2016 Scottish Index of Multiple Deprivation (SIMD). The SIMD 2016 identifies small area concentrations of multiple deprivation across all of Scotland. It contains 38 indicators in seven domains: Current Income, Employment, Health, Education, Skills and Training, Geographic Access to Services, Housing and Crime. Sites in the SVDLS are identified as being located within Scotland's most deprived areas if their grid co-ordinate point (i.e. the centre of the site)

falls within a 15% most deprived data zone. Care should be taken with this data as there are instances of sites crossing data zone boundaries, hence part of the site may be in a 15% most deprived data zone, whilst the other part could be outwith. Further information on the SIMD 2016 project can be found on the Scottish Government's web page at: <http://www.scotland.gov.uk/Topics/Statistics/SIMD/Overview>.

#### **A.10 Land surveyed by Highland Council**

Due to the large area of land covered by Highland council, a partial survey was carried out in each year between 2002 and 2005 (inclusive). Only derelict and urban vacant sites within settlements containing a population of 2,000 or over and derelict sites within the Inner Moray Firth area were surveyed. In 2006, the (then) Scottish Executive let a contract to consultants to survey derelict sites in outlying parts of Highland council area. This was the first time since 1993 that derelict sites were surveyed in the outlying areas of Highland council. Overall it meant that a complete survey was carried out in Highland during 2006 (in terms of what was presented in the main part of the 2006 bulletin on derelict and urban vacant land). Highland council surveyed all settlements of over 2,000 in population for derelict and urban vacant land and the Inner Moray Firth area for derelict land, the consultants surveyed the remaining outer rural areas for derelict land. In 2007 the previous practice was resumed with Highland council surveying for land within settlements containing a population of 2,000 or over and derelict sites within the Inner Moray Firth area. The 2006 results of the consultants' work in most of the outer rural parts of Highland council were brought forward as the best possible estimate up to 2012. In 2013 Highland council submitted a survey based on visits made in preparation for the Inner Moray Firth Local Development Plan along with visits and knowledge from both Planning and Development and Housing and Property Services staff. Highland Council last updated their survey in 2015.

#### **A.11 Land surveyed by Loch Lomond and the Trossachs National Park Authority**

From 2011 Loch Lomond and The Trossachs National Park took responsibility for surveying vacant and derelict land within the park boundaries. These sites are no longer recorded in Argyll and Bute, Perth and Kinross, Stirling and West Dunbartonshire local authority boundaries, and are separately identifiable as Loch Lomond and The Trossachs National Park from 2011. Prior to 2011 these sites were classified within the relevant local authority boundary.



## Annex B – Derelict Land by Local Authority Area

Annex Table 3 - Derelict Land as a percentage of total area by local authority, 2018

Local Authority	Total Derelict Land (ha)	Total Area (ha) <sup>2</sup>	% of Local Authority Derelict
Aberdeen City	13	20,563	0.1
Aberdeenshire	43	633,822	0.0
Angus	229	220,321	0.1
Argyll and Bute <sup>3</sup>	38	716,379	0.0
Clackmannanshire	46	16,391	0.3
Dumfries and Galloway	301	667,605	0.0
Dundee City	17	6,222	0.3
East Ayrshire	1,736	127,034	1.4
East Dunbartonshire	43	17,449	0.2
East Lothian	78	70,094	0.1
East Renfrewshire	34	17,425	0.2
City of Edinburgh	88	27,300	0.3
Falkirk	208	31,493	0.7
Fife	598	137,392	0.4
Glasgow City	580	17,645	3.3
Highland <sup>5</sup>	1,276	2,647,292	0.0
Inverclyde	83	17,363	0.5
Loch Lomond and the Trossachs National Park <sup>3,4</sup>	6	186,340	0.0
Midlothian	107	35,527	0.3
Moray	7	225,709	0.0
Na h-Eileanan Siar	*	326,847	0.0
North Ayrshire	1,098	90,390	1.2
North Lanarkshire	1,189	47,222	2.5
Orkney Islands	32	108,621	0.0
Perth and Kinross <sup>3</sup>	17	541,894	0.0
Renfrewshire	160	26,924	0.6
Scottish Borders	45	474,268	0.0
Shetland Islands	6	165,662	0.0
South Ayrshire	96	123,471	0.1
South Lanarkshire	296	177,402	0.2
Stirling <sup>3</sup>	117	225,481	0.1
West Dunbartonshire <sup>3</sup>	152	18,278	0.8
West Lothian	304	43,159	0.7
<b>Scotland<sup>4</sup></b>	<b>9,044</b>	<b>8,208,987</b>	<b>0.1</b>

1. Figures may not sum due to rounding.

2. Land areas were derived from the latest local authority boundaries produced by Ordnance Survey. Figures may not add exactly because of rounding. Source: <https://www.ordnancesurvey.co.uk/business-and-government/products/boundaryline.html>.

3. From 2011 Loch Lomond and The Trossachs National Park took responsibility for surveying vacant and derelict land within the park boundaries. These sites are no longer recorded in Argyll and Bute, Perth and Kinross, Stirling and West Dunbartonshire local authority boundaries, and are separately identifiable as Loch Lomond and The Trossachs National Park from 2011. Prior to 2011 these sites were classified within the relevant local authority boundary.

4. Although the land area for Loch Lomond and The Trossachs National Park is separately identified it is also included within the land area for the relevant local authorities that overlap the park. Therefore the total land area for Scotland does not include this separately identified land area for Loch Lomond and The Trossachs National Park.

5. Data for Highland is carried over from 2015.

## Annex C – Sites removed for definitional reasons

Annex Table 4 - Sites removed for definitional reasons as they do not meet the requirements to be classed as derelict or urban vacant<sup>1</sup>.

Local Authority	Derelict Land		Urban Vacant Land		Total Derelict and Urban Vacant Land	
	Area (ha)	No. of Sites	Area (ha)	No. of Sites	Area (ha)	No. of Sites
East Ayrshire	-	-	*	1	*	1
City of Edinburgh	*	1	*	1	*	2
Glasgow City	-	-	*	1	*	1
Inverclyde	-	-	4	3	4	3
Loch Lomond and the Trossachs National Park	18	5	1	2	19	7
Na h-Eileanan Siar	1	1	*	1	1	2
North Ayrshire	-	-	2	2	2	2
Orkney Islands	7	3	-	-	7	3
Perth and Kinross	1	1	-	-	1	1
Scottish Borders	-	-	*	1	*	1
South Lanarkshire	1	2	1	3	2	5
Stirling	-	-	*	1	*	1
All	28	13	8	16	36	29

1. Figures may not sum due to rounding

## Annex D – Planning Authority participation

Not all local authorities participate in the survey every year:

- Comparisons between years must be made with care and only for individual local authorities where suitable data exist.
- Where a local authority has not provided data every year, the recorded change will be since the last survey, and will thus reflect several years' worth of change.

**Annex Table 5 - Local Authorities NOT participating in the survey, 2000-2018<sup>4</sup>**

Local Authority	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Aberdeen City			x																
Aberdeenshire					x				x										
Angus																			
Argyll and Bute <sup>3</sup>				x	x														
Clackmannanshire																			
Dumfries and Galloway															x		x		
Dundee City	x																		
East Ayrshire									x										
East Dunbartonshire																			
East Lothian																	x		
East Renfrewshire																			
City of Edinburgh				x															
Na h-Eileanan Siar																			
Falkirk	x																		
Fife																			
Glasgow City																			
Highland	x	x	*1	*1	*1	*1		*1	*1	*1	*1	*1	x				x	x	x
Inverclyde																			
Loch Lomond and The Trossachs National Park <sup>3</sup>	x	x	x	x	x	x	x	x	x	x	*2								
Midlothian																			
Moray		x							x										
North Ayrshire			x																
North Lanarkshire																			
Orkney Islands																			
Perth and Kinross <sup>3</sup>																			
Renfrewshire																			
Scottish Borders	x			x	x	x													
Shetland Islands				x															
South Ayrshire					x		x												
South Lanarkshire																			
Stirling <sup>3</sup>																			
West Dunbartonshire <sup>3</sup>																			
West Lothian	x																x	x	

1. See Annex Section A.11 for further details of the survey in Highland.
2. In the 2010 SVDLS bulletin (Annex E) summary figures were published for Loch Lomond and The Trossachs National Park.
3. From 2011 Loch Lomond and The Trossachs National Park took responsibility for surveying vacant and derelict land within the park boundaries. These sites are no longer recorded in Argyll and Bute, Perth and Kinross, Stirling and West Dunbartonshire local authority boundaries, and are separately identifiable as Loch Lomond and The Trossachs National Park from 2011. Prior to 2011 these sites were classified within the relevant local authority boundary.
4. Details of participation for years 1996 to 1999 can be found in the 2017 bulletin.

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The data collected for this statistical bulletin

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ISBN 978-1-78781-757-9 (web only)

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