

PEOPLE, COMMUNITIES AND PLACES

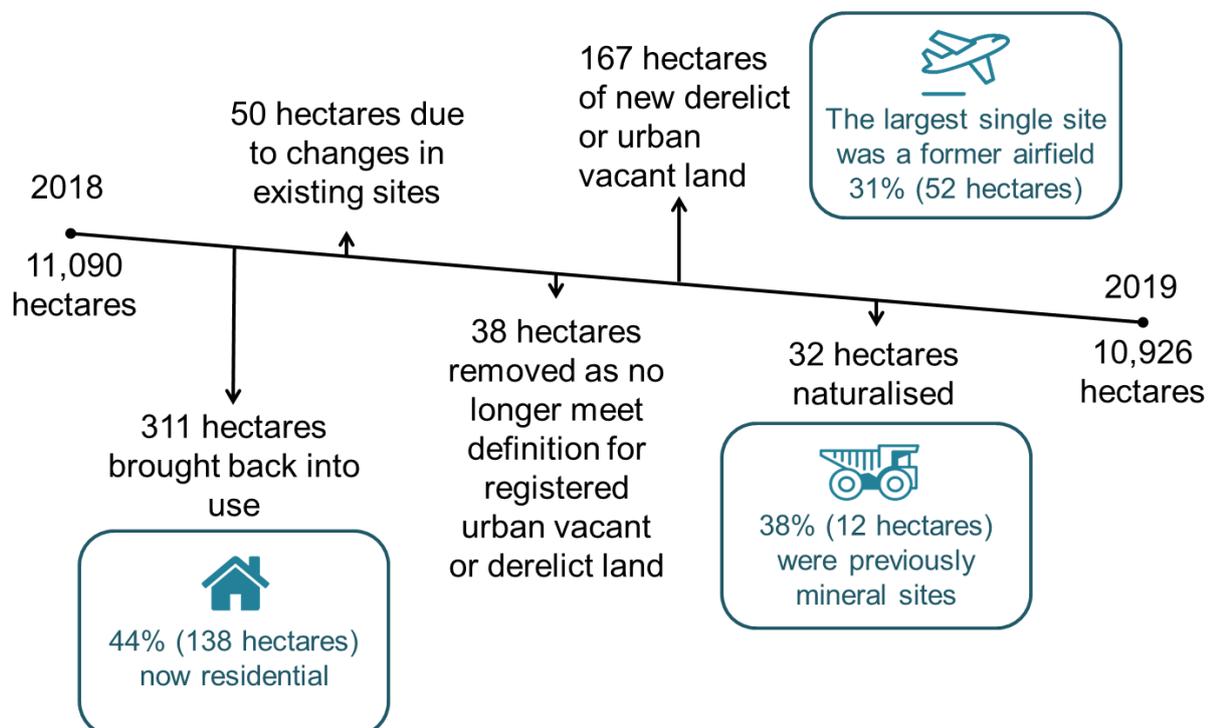
SCOTTISH VACANT AND DERELICT LAND SURVEY 2019

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 2019.

1. Key Findings

The total amount of reported derelict and urban vacant land in Scotland decreased by 164 hectares (1.5%) from 11,090 hectares in 2018 to 10,926 hectares in 2019.

From 2018 to 2019 derelict and urban vacant land decreased by 164 hectares (1.5%)



The net decrease of 164 hectares (1.5%) between 2018 and 2019 is the result of 311 hectares being brought back into use, 32 hectares recorded as naturalised, the addition of 167 hectares in new sites and a net increase of 12 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 10,926 hectares of derelict and urban vacant land recorded in the 2019 survey 2,060 hectares (19%) were classified as urban vacant and 8,866 hectares (81%) were classified as derelict.

There has been an annual decrease in the total recorded area of derelict and urban vacant land since 2014.

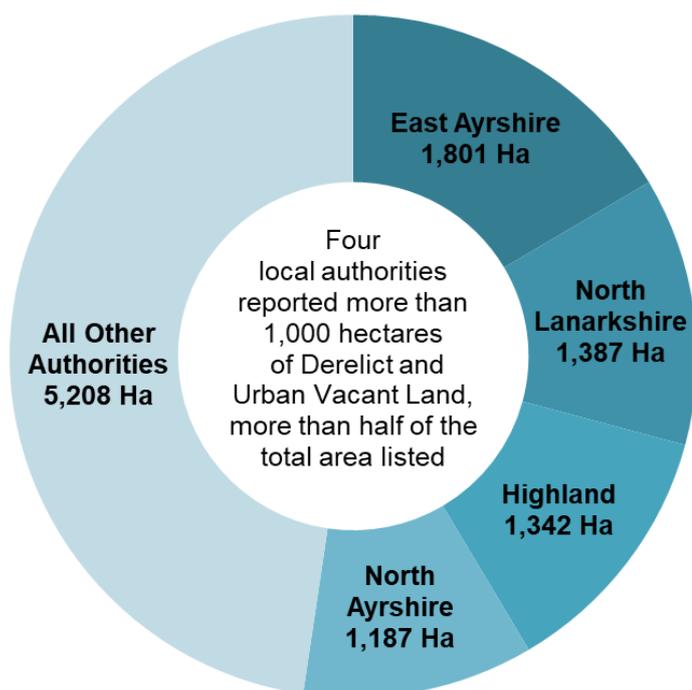
In 2014 2,217 hectares of derelict land were added to incorporate former surface coal mine sites in East Ayrshire which became derelict following the liquidation of Scottish Coal and ATH Resources in 2013.



Four authorities have more than 1,000 hectares of derelict and urban vacant land, 52% of the total area across Scotland.

East Ayrshire has the largest area – 1,801 hectares, 16% of the Scotland total.

Glasgow City has the largest area of the City Authorities - 954 hectares, 9% of the Scotland Total.



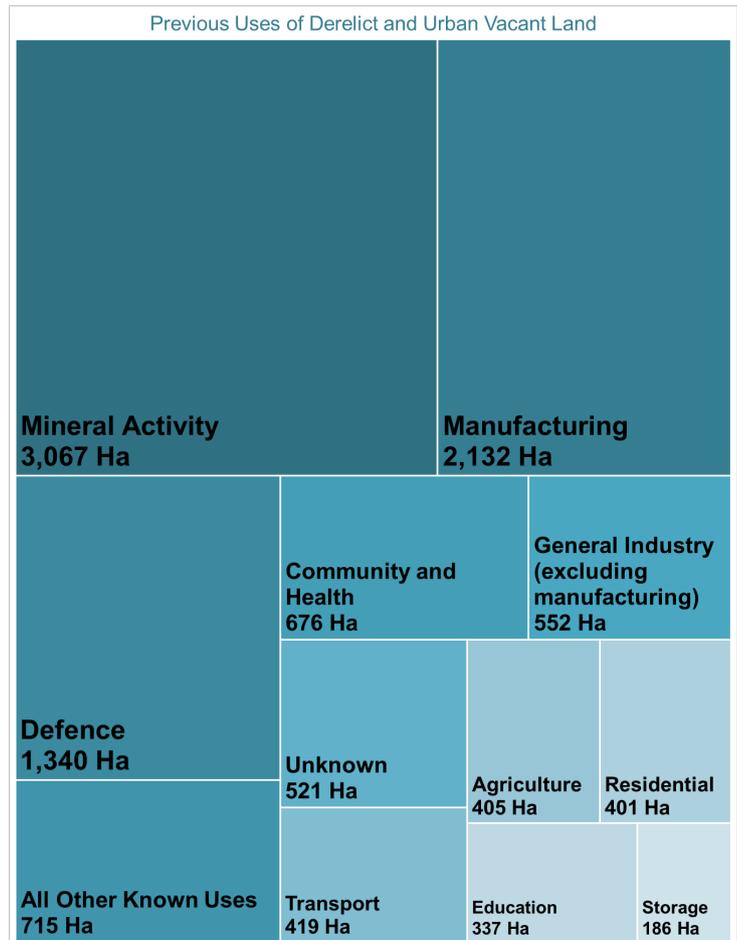
Previous uses of Derelict and Urban Vacant Land

For those sites where the previous use is known, 29% of derelict and urban vacant land had been previously used for mineral activity (3,067 Ha), 20% for manufacturing (2,132 Ha) and a further 13% for defence (1,340 Ha).

For urban vacant land, where previous use is known, manufacturing (15%, 277 Ha) and residential use (15%, 263 Ha) had the largest areas.

For derelict land the largest area with a known use was for mineral activity (35%, 3,049 Ha).

Of the 167 hectares of new derelict and urban vacant land reported in 2019, the largest area had previous land uses related to defence activity, 69 Ha, 44% of new land reported.

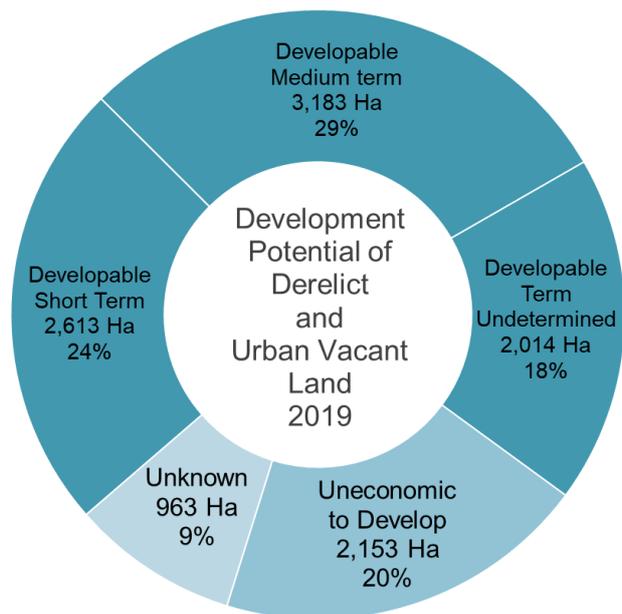


Development Potential

Just over 7,800 Ha of derelict and urban vacant land, where the development potential was known, was reported to be developable, 71% of total area.

24% of all reported derelict and urban vacant land was considered developable in the short term - development within five years.

20% of all reported derelict and urban vacant land was considered uneconomic to develop and/or is viewed as suitable to reclaim for a 'soft' end use (i.e. non-built use).

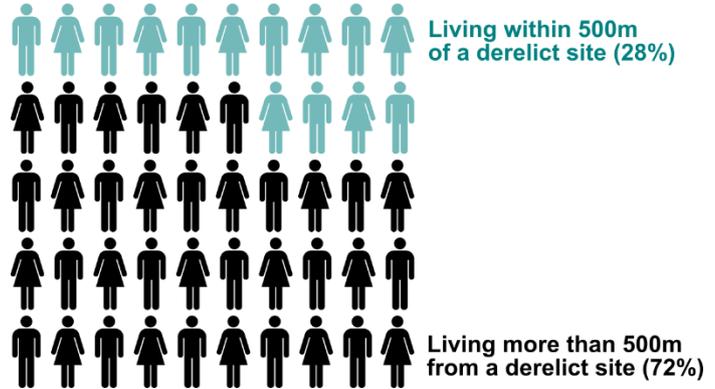


People's Proximity to Derelict Land in 2019

Overall in Scotland 28% of the population were estimated to live within 500 metres of a derelict site, though there were differences across the country.

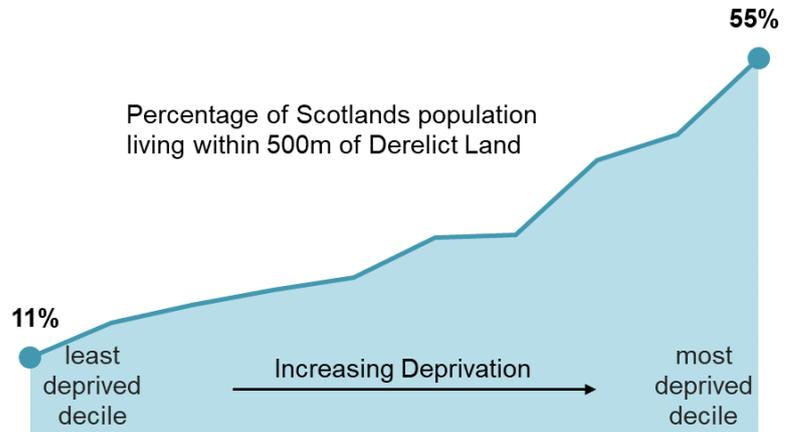
Shetland and Orkney had the lowest percentage, both less than 1%. North Lanarkshire had the highest with 75%.

28% of Scotland's population are estimated to live within 500m of a derelict site in 2019



55% 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.

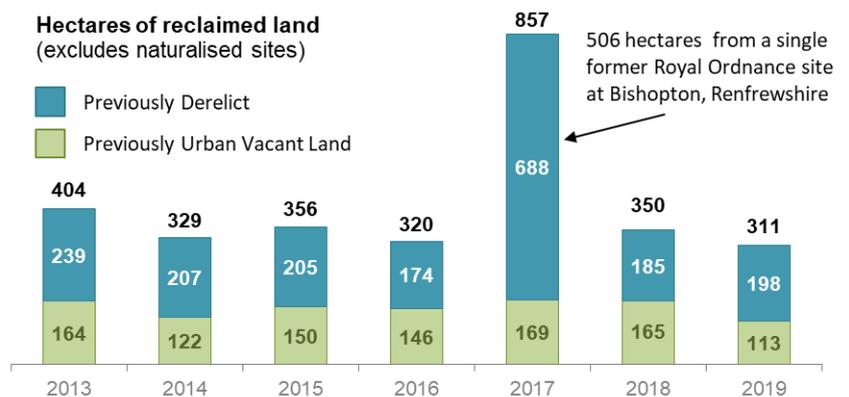
Based on 2018 mid-year population estimates and Scottish Index of Multiple Deprivation (SIMD) 2016.



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

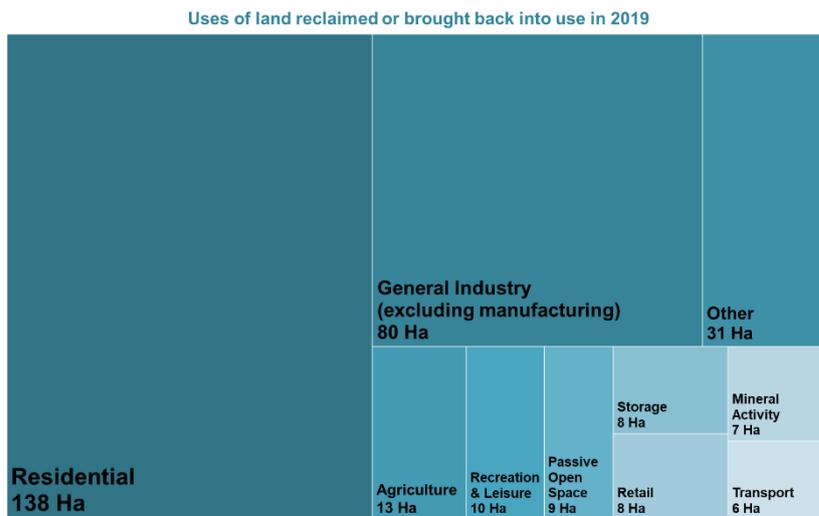
311 hectares of land was reclaimed or brought back into use in 2019.

An additional 32 hectares were recorded as naturalised.



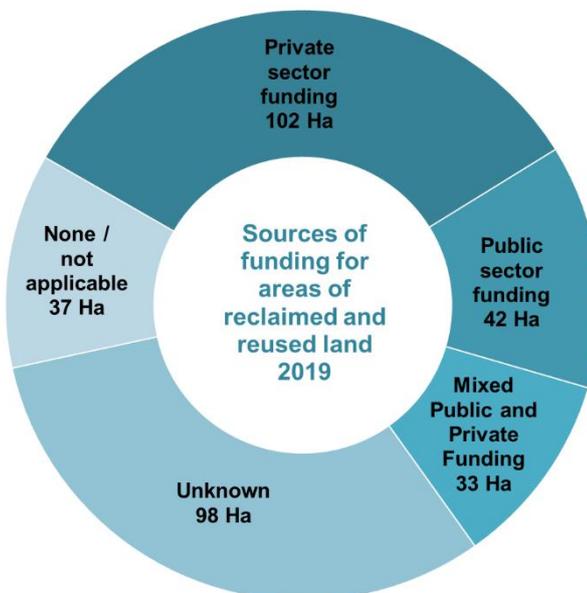
Uses and funding of land reclaimed or brought back into use¹

More sites were reclaimed or brought back into use for residential purposes than any other use, 128 of the 250 reused sites, covering 138 of the 311 hectares brought back into use.



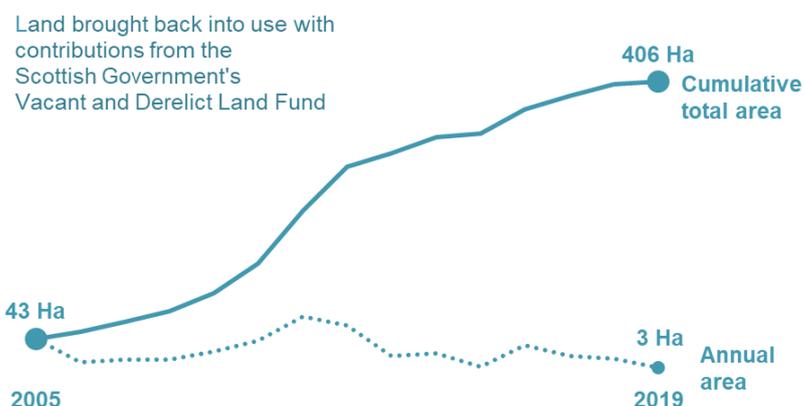
Almost a third of the 311 hectares of Derelict and Urban Vacant Land brought back into use in 2019¹ (102 hectares) were listed as solely private sector funded.

75 hectares, 24% of the 311 hectares of Derelict and Urban Vacant Land brought back into use in 2019¹ involved some form of public funding, either a full or partial contribution.



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

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 406 hectares (in total) of previously derelict and urban vacant land across Dundee City, Fife, Glasgow City, Highland, North Ayrshire, North Lanarkshire and South Lanarkshire.



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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.

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](#).

Information on the uses of the data and the revisions policy are available at:
<https://www.gov.scot/publications/scottish-vacant-and-derelict-land-survey-uses-of-the-data/>
<https://www.gov.scot/publications/scottish-vacant-and-derelict-land-survey-revisions-policy/>

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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/publications/scottish-vacant-and-derelict-land-survey-uses-of-the-data/>.

2.6 Vacant land is land unused for the purposes for which it is held and which is viewed as an appropriate site for development. This land must either have had prior development on it or preparatory work must have taken place in anticipation of future development. For both vacant and derelict land site records must be at least 0.1 hectares in size to be included.

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 vacant sites in these smaller settlements 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.

3. Points to note for 2019 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 2000.

3.2 Dumfries and Galloway did not complete a survey in 2019 therefore no new sites were added or uptake reported. However, they provided updated location and area details for sites included in the 2018 survey so some change is reported from the previous year.

3.3 During the collection of the 2019 survey data some previous survey returns for the years 2013 to 2018 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 2000 to 2012.

3.4 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 2019.

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. It is anticipated that restoration schemes will be complete for a number of further sites in 2020.

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	Site size (hectares)				
	2015	2016	2017	2018	2019
BENBAIN REMAINDER	194	194	194	194	194
BENBAIN REMAINDER NORTH	138	138	138	138	138
CHALMERSTON	41	41	41	41	41
CHALMERSTON BACKFILL	23	23	23	23	23
CHALMERSTON COMPOUND	10	10	10	10	10
CHALMERSTON EXTRACTION	19	19	19	19	19
CHALMERSTON OVERBURDEN	8	8	8	8	8
CHALMERSTON PROCESSING	11	11	11	11	11
CHALMERSTON NORTH	110	110	110	110	110
DALFAD	164	164	164	164	164
DARNCONNER	44	44	44	44	44
GALAWHISTLE ³	507	507	507	-	-
GARLEFFAN 1&2	135	135	135	135	135
GARLEFFAN SOUTH	4	4	4	4	4
GRIEVEHILL	122	122	121	121	121
PIPERHILL	133	133	133	133	133
POWHARNAL	246	246	246	246	246
SKARES AREA D	57	57	57	57	57
SKARES	31	31	31	31	31
SKARES EARTHWORKS ³	4	4	4	-	-
SKARES EXTRACTION	4	4	4	4	4
SKARES MUIR FARM	4	4	4	4	4
SKARES PROCESSING	11	11	11	11	11
DUNSTONHILL (PATNA) ^{1,2,3}	197	80	50	-	-
DUNSTONHILL (BURNFOOTHILL) ³		21	-	-	-
DUNSTONHILL (LETHAN HILL) ³		3	-	-	-
DUNSTONHILL (FOREST ROAD) ³			15	-	-
OVERALL TOTAL	2,217	2,124	2,084	1,507	1,507

6. Derelict and Urban Vacant Land: Location and Trends

6.1 In 2019 there were 10,926 hectares of derelict and urban vacant land, of which 81% (8,866 hectares) was classified as derelict. Four councils (East Ayrshire, North Lanarkshire, Highland and North Ayrshire) together contain just over 50% of all recorded derelict and urban vacant land.

Table 2 - Derelict and Urban Vacant Land by Planning Authority¹

Local Authority	Derelict Land			Urban Vacant Land ⁵			Total Derelict and Urban Vacant Land ⁵		
	% of Derelict			% of Urban			% of Total		
	Area (ha)	Land (by Area) ²	No. of Sites	Area (ha)	Vacant Land (by Area) ²	No. of Sites	Area (ha)	V&D Land (by Area) ²	No. of Sites
Aberdeen City	13	*	15	39	2	28	52	*	43
Aberdeenshire	42	*	29	34	2	31	76	1	60
Angus	223	3	20	98	5	41	321	3	61
Argyll and Bute ³	38	*	11	18	1	24	56	1	35
Clackmannanshire	41	*	12	11	1	14	52	*	26
Dumfries and Galloway	294	3	44	28	1	8	323	3	52
Dundee City	14	*	17	177	9	168	191	2	185
East Ayrshire	1,736	20	79	65	3	53	1,801	16	132
East Dunbartonshire	43	*	10	25	1	13	68	1	23
East Lothian	79	1	30	10	*	10	88	1	40
East Renfrewshire	34	*	22	16	1	17	50	*	39
City of Edinburgh	87	1	23	64	3	36	151	1	59
Falkirk	194	2	46	64	3	28	258	2	74
Fife	600	7	160	120	6	57	721	7	217
Glasgow City	530	6	242	424	21	446	954	9	688
Highland ⁴	1,276	14	103	66	3	81	1,342	12	184
Inverclyde	59	1	46	93	5	56	151	1	102
Loch Lomond and the Trossachs National Park ³	6	*	7	1	*	2	7	*	9
Midlothian	100	1	36	22	1	18	121	1	54
Moray	7	*	7	8	*	11	15	*	18
Na h-Eileanan Siar	*	*	1	8	*	2	8	*	3
North Ayrshire	1,011	11	109	176	9	101	1,187	11	210
North Lanarkshire	1,218	14	400	169	8	112	1,387	13	512
Orkney Islands	32	*	1	.	-	.	32	*	1
Perth and Kinross ³	24	*	45	36	2	17	60	1	62
Renfrewshire	149	2	25	82	4	76	231	2	101
Scottish Borders	46	1	58	21	1	13	67	1	71
Shetland Islands	6	*	6	1	*	2	7	*	8
South Ayrshire	110	1	61	18	1	18	128	1	79
South Lanarkshire	291	3	108	86	4	91	377	3	199
Stirling ³	110	1	14	26	1	19	136	1	33
West Dunbartonshire ³	148	2	56	15	1	14	163	1	70
West Lothian	304	3	43	39	2	17	343	3	60
Scotland	8,866	100	1,886	2,060	100	1,624	10,926	100	3,510

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 2019 figures have been carried over from 2015.

5. Figures do not include urban vacant sites in settlements with a population of less than 2,000. These are reported separately in the Annex.

6.2 3,510 sites were recorded in the 2019 survey. The seventeen largest sites (each over 100 hectares) collectively account for 3,293 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 and Galloway (185 hectares), disused railway lines in Angus (165 hectares), the former Ravenscraig site in North Lanarkshire (111 hectares) and a former Royal Ordnance site at Bishopton, Renfrewshire (104 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^{1,3}

National Park	Derelict Land			Urban Vacant Land			Total Derelict and Urban Vacant Land		
	Area (ha)	% of Derelict		Area (ha)	% of Urban		Area (ha)	% of Total	
		Land (by Area) ²	No. of Sites		Vacant Land (by Area) ²	No. of Sites		V&D Land (by Area) ²	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
Total	20	100%	16	8	100%	9	27	100%	25

1. Figures may not sum due to rounding.
2. As a percentage of the total vacant/derelict land recorded in Scotland's National Parks.
3. Figures do not include urban vacant sites in settlements with a population of less than 2,000. These are reported separately in the Annex.

6.4 There are 5,571 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^{1,3}

Strategic Development Plan Area	Derelict Land			Urban Vacant Land			Total Derelict and Urban Vacant Land		
	Area (ha)	% of Derelict		Area (ha)	% of Urban		Area (ha)	% of Total	
		Land (by Area) ²	No. of Sites		Vacant Land (by Area) ²	No. of Sites		V&D Land (by Area) ²	No. of Sites
Aberdeen City & Shire	55	1%	43	73	5%	59	128	2%	102
Clydeplan	2,471	62%	909	911	58%	825	3,381	61%	1,734
SESplan	1,157	29%	307	269	17%	144	1,426	26%	451
TAYplan	319	8%	124	317	20%	233	636	11%	357
Total	4,002	100%	1383	1,570	100%	1261	5,571	100%	2,644

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.
3. Figures do not include urban vacant sites in settlements with a population of less than 2,000. These are reported separately in the Annex.

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 Loch Lomond and The Trossachs National Park).
- 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 Cairngorms National Park), Dundee City, Perth and Kinross (except the part of Perth and Kinross that forms part of Loch Lomond and The Trossachs National Park) 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 2013 to 2019. 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 164 hectares (1.5%) in Scotland's total amount of derelict and urban vacant land, from 11,090 hectares in 2018 to 10,926 hectares in 2019. 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 2013 (from 11,223 hectares in 2013 to 10,926 hectares in 2019). Excluding derelict mineral sites, the total amount of derelict and urban vacant land has decreased from 9,288 hectares in 2013 to 7,876 hectares in 2019 (15% decrease).

6.8 Changes in the recorded areas of derelict and urban vacant land since 2013 vary by council. 20 councils had decreases in levels of recorded derelict and urban vacant land, including Renfrewshire (down 76%), Midlothian (down 55%) and Dumfries and Galloway (down 34%). Twelve councils recorded more in 2019 than they did in 2013, including East Ayrshire with more than four times as much, Angus with an 85% increase and Clackmannanshire with an 84% increase. Aberdeen City reported the same area in 2019 and 2013 although there have been changes over the years between. Percentage changes for some councils are volatile due to there being only a small base of recorded land in 2013.

Table 5 - Total Derelict and Urban Vacant Land by Planning Authority, 2013-2019^{1,2,3}

Local Authority	Total Derelict and Urban Vacant Land Area (ha) ⁷							% Change 2013-2019 ⁵
	2013	2014	2015	2016	2017	2018	2019	
Aberdeen City	52	47	38	38	35	43	52	0%
Aberdeenshire	75	71	71	79	80	79	76	2%
Angus	173	183	164	142	144	281	321	85%
Argyll and Bute ⁴	34	31	59	58	58	58	56	67%
Clackmannanshire	28	36	32	74	64	57	52	84%
Dumfries and Galloway	492	491	463	465	320	320	323	-34%
Dundee City	196	211	215	204	182	184	191	-3%
East Ayrshire	351	2,553	2,541	2,457	2,401	1,810	1,801	413%
East Dunbartonshire	66	62	71	77	76	69	68	2%
East Lothian	72	70	91	95	92	88	88	22%
East Renfrewshire	60	60	55	55	51	52	50	-16%
City of Edinburgh	213	208	184	168	178	165	151	-29%
Falkirk	173	187	200	246	286	277	258	49%
Fife	948	954	744	741	743	740	721	-24%
Glasgow City	1,196	1,171	1,145	1,111	1,069	1,005	954	-20%
Highland ⁶	1,382	1,373	1,342	1,342	1,342	1,342	1,342	-3%
Inverclyde	149	146	163	160	156	155	151	2%
Loch Lomond and the Trossachs National Park ⁴	30	30	27	27	27	7	7	-77%
Midlothian	272	217	201	192	122	121	121	-55%
Moray	22	21	15	15	15	16	15	-28%
Na h-Eileanan Siar	10	10	10	9	9	8	8	-22%
North Ayrshire	1,349	1,356	1,346	1,341	1,346	1,279	1,187	-12%
North Lanarkshire	1,318	1,313	1,278	1,243	1,298	1,361	1,387	5%
Orkney Islands	39	39	39	39	39	32	32	-19%
Perth and Kinross ⁴	56	71	73	65	59	59	60	6%
Renfrewshire	957	927	913	860	272	255	231	-76%
Scottish Borders	82	76	75	75	70	68	67	-19%
Shetland Islands	8	7	6	6	7	7	7	-15%
South Ayrshire	102	101	107	106	105	118	128	26%
South Lanarkshire	475	472	461	411	422	390	377	-21%
Stirling ⁴	167	156	155	143	140	136	136	-19%
West Dunbartonshire ⁴	188	189	182	171	165	168	163	-13%
West Lothian	485	491	420	420	420	341	343	-29%
Scotland	11,223	13,328	12,885	12,635	11,792	11,090	10,926	-3%

1. Figures may not sum due to rounding.

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

3. During 2019, historical data for the years 2013-2018 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 2000-2011.

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 2019 figures have been carried over from 2015.

7. Figures do not include urban vacant sites in settlements with a population of less than 2,000. These are reported separately in the Annex.

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 99 hectares (1%), from 8,767 hectares in 2013 to 8,866 hectares in 2019 ([Table 6](#)). This increase has been notably influenced by the addition of over 2,200 hectares of former surface coal mines in 2014.

7.3 Excluding derelict mineral sites, the total amount of derelict land in Scotland has shown a net decrease of 15% (1,016 hectares) since 2013 (from 6,832 hectares in 2013 to 5,816 hectares in 2019).

7.4 The change in the recorded amount of derelict land from 2013 to 2019 varies by authority. Some councils have seen large decreases - Renfrewshire had a percentage decrease of 81%. Others have seen large increases in levels of derelict land - East Ayrshire has more than five times the amount of derelict land in 2019 compared to 2013. 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 2013.

7.6 The five councils recording the largest amount of derelict land in 2019 are East Ayrshire (1,736 ha), Highland (1,276 ha), North Lanarkshire (1,218 ha), North Ayrshire (1,011 ha) and Fife (600 ha). Together these councils account for two thirds (66%) of all derelict land recorded in 2019.

7.7 The largest derelict sites recorded in the 2019 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)

7.8 The largest site recorded as derelict for the first time during this survey was at Turnberry Airfield in South Ayrshire (13 hectares).

Table 6 - Total Derelict Land by Planning Authority^{1,2,3}

Local Authority	Total Derelict land Area (ha)							% Change 2013-2019 ⁵
	2013	2014	2015	2016	2017	2018	2019	
Aberdeen City	29	25	21	16	13	13	13	-56%
Aberdeenshire	35	34	34	38	45	43	42	22%
Angus	124	126	112	100	94	229	223	79%
Argyll and Bute ⁴	9	8	37	37	37	38	38	345%
Clackmannanshire	11	15	12	54	48	46	41	260%
Dumfries and Galloway	483	482	455	457	301	301	294	-39%
Dundee City	14	18	16	16	14	17	14	-5%
East Ayrshire	285	2,493	2,480	2,386	2,324	1,736	1,736	510%
East Dunbartonshire	56	52	61	67	69	43	43	-24%
East Lothian	62	61	76	76	79	78	79	27%
East Renfrewshire	39	36	36	36	34	34	34	-13%
City of Edinburgh	112	111	96	96	91	88	87	-22%
Falkirk	89	101	108	163	210	208	194	119%
Fife	820	826	612	615	614	611	600	-27%
Glasgow City	644	638	641	640	621	580	530	-18%
Highland ⁶	1,302	1,299	1,276	1,276	1,276	1,276	1,276	-2%
Inverclyde	26	26	28	82	81	83	59	125%
Loch Lomond and the Trossachs National Park ⁴	25	25	25	25	25	6	6	-75%
Midlothian	254	205	189	182	108	108	100	-61%
Moray	9	9	8	7	7	7	7	-21%
Na h-Eileanan Siar	1	1	1	1	1	*	*	-89%
North Ayrshire	1,125	1,137	1,129	1,127	1,147	1,098	1,011	-10%
North Lanarkshire	1,148	1,142	1,120	1,086	1,141	1,204	1,218	6%
Orkney Islands	39	39	39	39	39	32	32	-19%
Perth and Kinross ⁴	41	31	32	27	21	22	24	-41%
Renfrewshire	784	761	748	708	173	160	149	-81%
Scottish Borders	54	49	49	49	46	45	46	-15%
Shetland Islands	7	5	5	5	6	6	6	-2%
South Ayrshire	70	70	75	81	81	96	110	56%
South Lanarkshire	356	345	340	296	306	296	291	-18%
Stirling ⁴	123	123	122	108	108	108	110	-11%
West Dunbartonshire ⁴	168	168	167	157	149	152	148	-12%
West Lothian ⁶	421	417	346	346	346	304	304	-28%
Scotland	8,767	10,877	10,496	10,399	9,654	9,070	8,866	1%

1. Figures may not sum due to rounding.

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

3. During 2019, historical data for the years 2013-2018 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 2000-2012.

4. From 2011 Loch Lomond and The Trossachs National Park took responsibility for surveying vacant and derelict land within the park boundaries. 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 last updated their survey in 2015 so their 2019 figures have been carried over from 2015.

7. Figures do not include urban vacant sites in settlements with a population of less than 2,000. These are reported separately in the Annex.

7.9 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 5,686 hectares of derelict land, 64% of the total area, in the countryside.

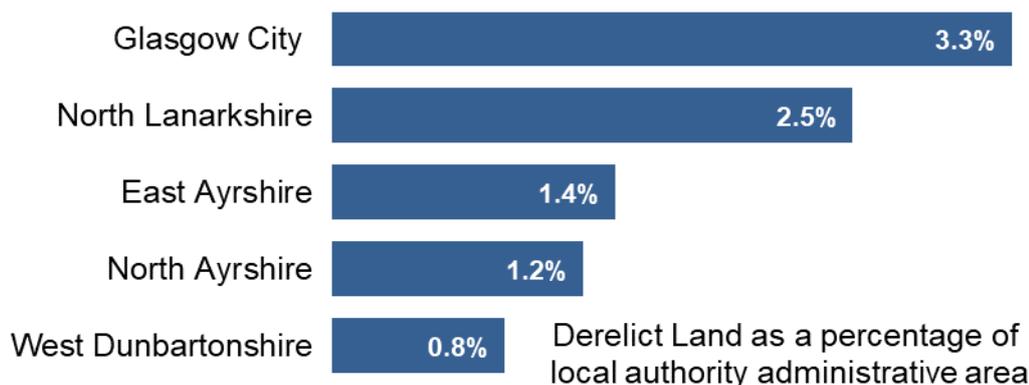
7.10 North Lanarkshire has the largest number of settlement-based derelict sites with 313 recorded in 2019 and the largest amount of derelict land recorded within settlements in 2019 (830 hectares). This accounts for just over a quarter of all settlement-based derelict land.

7.11 North Lanarkshire also has the largest number of countryside-based derelict sites with 87 (388 hectares) recorded in 2019. However, the largest area of derelict land in the countryside is in East Ayrshire (1,680 hectares) which accounts for 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.

7.12 The average size of a derelict site in Scotland is 4.7 hectares. The average size of a countryside site is 12.7 hectares, with the average size of a settlement-based derelict site notably smaller at 2.2 hectares.

7.13 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



Land areas were derived from the latest local authority boundaries produced by Ordnance Survey. © Crown copyright and database right (2020). Ordnance Survey (OS Licence number 100024655).

Table 7 - Location and average size of Derelict Sites by Planning Authority^{1,2}

Local Authority	In a Settlement					In the Countryside					All Derelict Land		
	% of LA's derelict land in settlements		No of Sites	% of Scottish derelict land in settlements		% of LA's derelict land in the countryside		No of Sites	% of Scottish derelict land in the countryside		Area (ha)	No of Sites	Average Site Size
	Area (ha)	(by Area)		Average Site Size	(by Area) ³	Area (ha)	(by Area)		(by Area) ⁴	(by Area) ⁴			
Aberdeen City	13	100	15	1	*	-	-	-	-	-	13	15	1
Aberdeenshire	29	68	27	1	1	13	32	2	7	*	42	29	1
Angus	16	7	9	2	1	206	93	11	19	4	223	20	11
Argyll and Bute ⁵	9	23	8	1	*	29	77	3	10	1	38	11	3
Clackmannanshire	5	13	9	1	*	36	87	3	12	1	41	12	3
Dumfries and Galloway	73	25	36	2	2	221	75	8	28	4	294	44	7
Dundee City	14	100	17	1	*	-	-	-	-	-	14	17	1
East Ayrshire	56	3	35	2	2	1,680	97	44	38	30	1,736	79	22
East Dunbartonshire	15	34	3	5	*	28	66	7	4	*	43	10	4
East Lothian	22	29	11	2	1	56	71	19	3	1	79	30	3
East Renfrewshire	32	95	21	2	1	2	5	1	2	*	34	22	2
City of Edinburgh	86	98	22	4	3	2	2	1	2	*	87	23	4
Falkirk	148	76	33	4	5	46	24	13	4	1	194	46	4
Fife	211	35	106	2	7	389	65	54	7	7	600	160	4
Glasgow City	494	93	237	2	16	36	7	5	7	1	530	242	2
Highland ⁶	174	14	75	2	5	1,102	86	28	39	19	1,276	103	12
Inverclyde	59	100	46	1	2	-	-	-	-	-	59	46	1
Loch Lomond and The Trossachs National Park ⁵	3	43	6	*	*	4	57	1	4	*	6	7	1
Midlothian	28	29	15	2	1	71	71	21	3	1	100	36	3
Moray	7	100	7	1	*	-	-	-	-	-	7	7	1
Na h-Eileanan Siar	*	100	1	*	*	-	-	-	-	-	*	1	*
North Ayrshire	318	31	80	4	10	693	69	29	24	12	1,011	109	9
North Lanarkshire	830	68	313	3	26	388	32	87	4	7	1,218	400	3
Orkney Islands	-	-	-	-	-	32	100	1	32	1	32	1	32
Perth and Kinross ⁵	11	44	17	1	*	14	56	28	*	*	24	45	1
Renfrewshire	43	29	23	2	1	106	71	2	53	2	149	25	6
Scottish Borders	31	69	50	1	1	14	31	8	2	*	46	58	1
Shetland Islands	1	14	1	1	*	6	86	5	1	*	6	6	1
South Ayrshire	90	82	54	2	3	19	18	7	3	*	110	61	2
South Lanarkshire	140	48	85	2	4	151	52	23	7	3	291	108	3
Stirling ⁵	7	6	6	1	*	103	94	8	13	2	110	14	8
West Dunbartonshire ⁵	148	100	55	3	5	*	*	1	*	*	148	56	3
West Lothian ⁶	67	22	15	4	2	237	78	28	8	4	304	43	7
Scotland	3,179	36	1,438	2	100	5,686	64	448	13	100	8,866	1,886	5

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. Prior to 2011 these sites were classified within the relevant local authority boundary.

6. Highland has not updated their survey since 2015 so their 2019 figures have been carried over from 2015.

7.14 Where derelict characteristics are recorded the most common characteristic in terms of the number of sites is the remains of buildings, with 656 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 - 2,059 hectares (27% of total area) across 117 sites. A further 21% of the total area (1,582 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 Characteristics¹

Derelict Characteristics	Area (ha)	% of Derelict Land with known characteristics (by Area)²	No. of Sites
Building remains	777	10	656
Possible left over chemicals/substances	878	12	227
Abandoned physical material (stone deposits, rubble etc)	513	7	161
Building remains and possible left over chemicals/substances	1,582	21	183
Building remains and abandoned physical material (stone deposits, rubble etc)	440	6	140
Possible left over chemicals/substances and rubble, stone deposits and other material	2,059	27	117
Building remains, possible left over chemicals/substances and abandoned physical material (stone deposits, rubble etc)	1,345	18	75
Total Derelict Land with known characteristics	7,593	100	1,559
Unknown ²	1,273		327
Total Derelict Land	8,866		1,886

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 28.4% 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 47.6% living at least 1,000 metres from a derelict site (Table 9).

8.3 People's proximity to derelict land varies significantly by authority. For example, 54.7% of Glasgow City's population is estimated to live within 500 metres of a derelict site, whereas the figure for City of Edinburgh is 7.3%. The councils with the highest proportion of their population living within 500m of derelict land are North Lanarkshire (75.2%), Inverclyde (57.5%) and West Dunbartonshire (57.3%). 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 their population estimated to live within 500 metres of a derelict site.

8.4 In 2013, an estimated 29.7% of Scotland's population lived within 500 metres of a derelict site. This has decreased slightly to 28.4% in 2019 (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.

8.7 From 2013, long term derelict sites are considered to be those recorded as derelict prior to 2001. For the years 2013 to 2019 the percentage of Scotland's population that were estimated to live within 500 metres of a site that was derelict prior to 2001 fell each year, falling by two percentage points from 2013 to 2019, 16.4% to 14.4%.

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 long term derelict site are West Dunbartonshire (37.8%), Glasgow City (36.7%), Inverclyde (33.3%) and North Lanarkshire (32.9%).

8.9 Eight 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, five of these are very small increases of only up to 0.2 percentage points. Increases in proximity to pre-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 an effect.

Table 9 - Estimated percentage of local authority population living within various distances of Derelict Land, 2019¹

Local Authority	Population ²	Distance from Derelict Land in 2019 ³		
		Less than 500m	500m to Less than 1,000m	1,000m or further
Aberdeen City	227,560	23.5	21.7	54.8
Aberdeenshire	261,470	10.5	12.8	76.7
Angus	116,040	18.3	22.0	59.7
Argyll and Bute	86,260	8.5	9.6	81.9
Clackmannanshire	51,400	27.5	34.3	38.2
Dumfries and Galloway	148,790	21.4	21.2	57.5
Dundee City	148,750	31.1	41.0	27.9
East Ayrshire	121,840	21.0	22.9	56.2
East Dunbartonshire	108,330	7.7	25.1	67.2
East Lothian	105,790	19.2	28.4	52.4
East Renfrewshire	95,170	21.8	24.3	53.9
City of Edinburgh	518,500	7.3	17.5	75.2
Falkirk	160,340	26.0	36.7	37.3
Fife	371,910	29.5	29.1	41.5
Glasgow City	626,410	54.7	33.6	11.7
Highland ⁴	235,540	12.5	13.9	73.6
Inverclyde	78,150	57.5	25.3	17.2
Midlothian	91,340	27.3	39.3	33.4
Moray	95,520	7.7	15.0	77.3
Na h-Eileanan Siar	26,830	1.6	5.9	92.5
North Ayrshire	135,280	41.7	27.2	31.2
North Lanarkshire	340,180	75.2	20.7	4.1
Orkney Islands	22,190	0.2	0.0	99.8
Perth and Kinross	151,290	13.2	25.7	61.1
Renfrewshire	177,790	23.0	29.9	47.1
Scottish Borders	115,270	39.3	13.9	46.9
Shetland Islands	22,990	0.8	4.7	94.5
South Ayrshire	112,550	39.0	24.1	36.8
South Lanarkshire	319,020	24.8	23.9	51.2
Stirling	94,330	7.4	12.9	79.7
West Dunbartonshire	89,130	57.3	32.0	10.6
West Lothian	182,140	14.7	21.4	63.9
Scotland	5,438,100	28.4	24.0	47.6

1. Figures may not sum due to rounding.
2. Population figures used for each local authority are the 2018 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 2019 figures have been calculated using figures from 2015.

Map 1 - Percentage of population within 500m of a derelict site, 2019

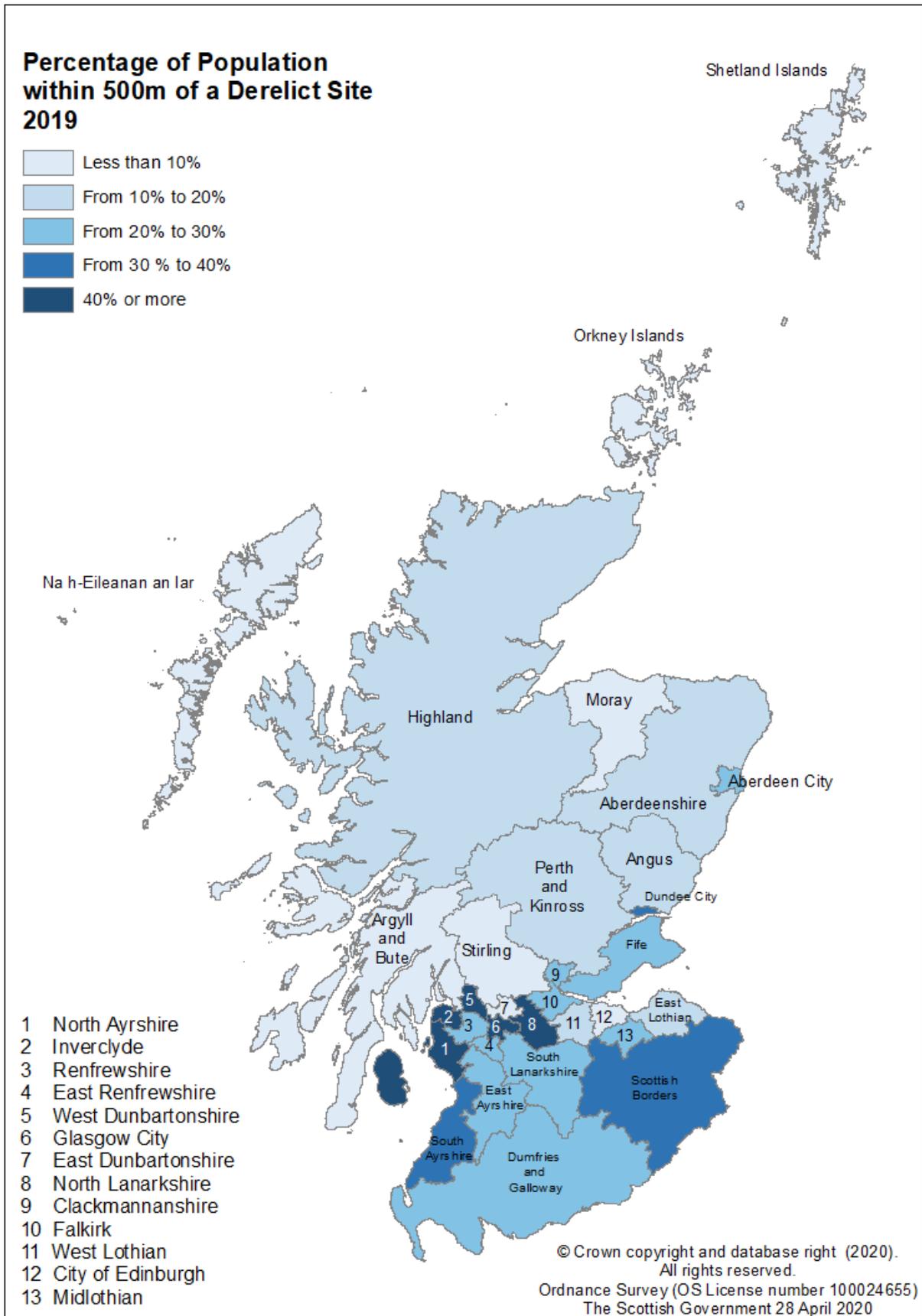


Table 10 – Estimated percentage of local authority population living within 500m of derelict land, 2013-2019^{1,2,3}

Local Authority	% of Population within 500m of any Derelict Site							% of Population within 500m of long term derelict land (derelict prior to 2001)						
	2013	2014	2015	2016	2017	2018	2019	2013	2014	2015	2016	2017	2018	2019
Aberdeen City	31.3	27.8	26.4	26.6	24.4	23.3	23.5	8.0	8.0	7.7	7.7	7.6	5.0	4.8
Aberdeenshire	6.9	7.4	6.8	8.2	10.2	11.1	10.5	1.2	1.2	1.0	*	*	0.7	0.7
Angus	16.0	16.0	18.9	21.1	19.2	19.1	18.3	12.3	12.3	11.7	12.0	9.7	9.6	9.0
Argyll and Bute	9.3	7.0	8.9	9.2	9.0	8.5	8.5	5.9	5.8	5.8	6.0	5.9	5.8	5.9
Clackmannanshire	22.8	31.7	35.0	36.0	34.1	28.5	27.5	13.4	13.4	13.0	6.6	9.1	9.2	-
Dumfries and Galloway	10.6	10.6	8.7	8.6	21.4	21.3	21.4	4.2	4.2	2.4	2.4	3.5	3.5	3.4
Dundee City	27.8	30.2	31.4	31.9	28.8	32.5	31.1	16.1	16.1	12.3	12.2	12.2	16.5	14.7
East Ayrshire	28.1	28.0	28.0	28.2	26.2	22.8	21.0	11.0	11.0	10.4	10.5	8.8	8.7	8.5
East Dunbartonshire	20.8	18.4	16.4	19.4	19.6	7.7	7.7	15.2	15.2	15.1	15.1	15.2	7.6	7.7
East Lothian	16.2	18.7	17.9	17.9	17.6	17.0	19.2	18.8	18.7	13.2	13.2	12.8	7.3	7.3
East Renfrewshire	23.6	22.5	22.3	22.6	22.0	21.8	21.8	13.5	13.5	13.2	12.3	12.2	12.0	11.9
City of Edinburgh	16.7	15.2	13.7	13.0	7.5	7.5	7.3	3.8	3.8	2.7	2.9	3.0	3.0	2.7
Falkirk	11.3	11.1	13.0	24.3	25.1	27.1	26.0	10.0	10.0	9.9	11.6	13.3	10.4	13.1
Fife	25.7	28.0	27.9	29.6	29.1	30.0	29.5	11.4	11.4	11.0	9.7	12.5	12.3	12.1
Glasgow City	59.1	57.5	61.8	61.1	61.7	60.1	54.7	40.3	40.2	40.6	40.0	40.0	39.4	36.7
Highland ⁴	13.9	15.2	12.6	12.5	12.5	12.5	12.5	11.3	11.3	9.8	9.6	9.7	9.7	9.7
Inverclyde	34.7	34.1	35.0	54.0	56.0	60.1	57.5	24.0	24.1	22.8	32.6	33.3	33.2	33.3
Midlothian	45.5	41.4	36.4	36.7	20.4	19.2	27.3	33.9	33.7	29.0	27.9	17.0	10.7	10.9
Moray	13.2	14.8	15.0	9.3	9.2	9.2	7.7	5.7	5.7	2.5	-	-	-	-
Na h-Eileanan Siar	4.8	4.7	4.7	4.6	4.5	1.6	1.6	3.8	3.9	3.9	3.8	3.8	1.6	1.6
North Ayrshire	39.3	39.9	39.5	39.3	39.7	43.5	41.7	23.3	23.5	21.0	20.8	20.8	18.3	18.4
North Lanarkshire	67.0	69.6	73.5	73.4	75.8	74.6	75.2	33.9	33.9	34.0	34.6	33.6	32.4	32.9
Orkney Islands	22.0	0.6	0.6	0.6	1.0	*	*	0.6	0.6	0.6	0.6	1.0	*	*
Perth and Kinross	20.4	16.4	15.2	14.8	12.8	9.9	13.2	5.3	5.3	5.4	4.7	4.5	3.6	3.4
Renfrewshire	31.9	21.1	30.9	31.2	26.3	25.9	23.0	21.1	21.1	21.2	21.5	17.3	15.0	15.0
Scottish Borders	40.9	38.4	38.4	40.2	38.9	39.1	39.3	23.0	22.9	22.8	22.5	20.4	20.2	20.2
Shetland Islands	0.9	0.9	0.8	0.9	0.9	0.9	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8
South Ayrshire	24.8	25.0	30.9	33.0	32.5	37.7	39.0	16.2	16.2	16.2	20.4	20.5	20.7	19.3
South Lanarkshire	28.3	28.0	27.9	26.7	28.9	26.5	24.8	12.8	12.8	13.1	12.7	13.5	13.4	12.2
Stirling	11.3	9.0	9.7	7.2	7.2	5.7	7.4	4.3	4.2	4.9	3.6	3.5	3.1	4.5
West Dunbartonshire	60.7	62.1	64.0	61.7	57.5	57.9	57.3	41.1	41.4	42.3	40.5	39.6	38.3	37.8
West Lothian	24.7	20.3	20.0	20.1	19.9	14.6	14.7	11.3	11.3	9.9	9.9	9.8	8.8	8.8
Scotland	29.7	28.9	29.7	30.3	29.8	29.1	28.4	16.4	16.4	15.7	15.6	15.4	14.9	14.4

1. See [Annex D](#) for details of council participation in different years.
2. Population figures used for each local authority are the 2018 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 2019 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 2013, 1,476 hectares of derelict and urban vacant land were situated within the 15% most deprived data zones. There was a marked increase in 2014 to 1,703 hectares but annual deductions in area since 2014. In 2019 1,475 hectares were reported, 13% 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. 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. The area reported decreased by 157 hectares between 2013 and 2019 from 741 to 584 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 2019.

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 55% 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 2018 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^{1,2,3,4,6,7}

Planning Authority ⁶	% of Local Authority Datazones within Scotland's 15% most deprived (SIMD 2016)	2013		2014		2015		2016		2017		2018		2019	
		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	5	3	5	3	4	3	2	2	2	3	2	3	2	3
Aberdeenshire	1	3	6	2	5	1	4	1	4	1	4	1	4	1	4
Angus	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Argyll and Bute	8	2	7	2	7	3	7	2	6	2	5	2	5	2	5
Clackmannanshire	15	2	2	3	3	3	5	4	5	3	4	3	4	3	4
Dumfries and Galloway	6	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Dundee City	29	71	89	74	91	77	95	70	85	60	80	61	79	60	79
East Ayrshire	22	72	27	310	29	309	27	309	27	308	27	306	20	299	18
East Dunbartonshire	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
East Lothian	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
East Renfrewshire	4	3	5	3	5	3	5	3	5	3	5	2	4	2	3
City of Edinburgh	10	18	8	18	8	18	8	16	8	16	8	11	5	9	6
Falkirk	11	17	7	16	6	16	6	14	6	18	6	18	7	17	5
Fife	14	58	33	60	34	59	34	51	31	56	33	55	31	53	31
Glasgow City	43	741	570	729	554	704	535	679	515	658	502	614	476	584	454
Highland ⁵	6	4	11	4	11	4	11	4	11	4	11	4	11	4	11
Inverclyde	36	55	76	54	78	46	65	43	62	40	55	44	57	41	53
Midlothian	6	3	2	4	3	4	3	4	2	3	1	3	1	3	1
Moray	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Na h-Eileanan Siar	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
North Ayrshire	27	99	56	122	55	123	54	118	53	119	53	114	47	111	45
North Lanarkshire	23	85	102	92	109	89	109	86	105	104	106	98	107	101	110
Orkney Islands	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Perth and Kinross	5	-	-	-	-	-	-	*	1	*	1	*	2	*	2
Renfrewshire	21	71	72	71	73	63	64	63	64	45	48	42	42	36	38
Scottish Borders	4	7	9	6	9	6	8	6	8	5	7	3	5	3	5
Shetland Islands	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
South Ayrshire	12	3	4	3	5	3	5	3	5	3	6	4	7	5	12
South Lanarkshire	14	80	58	82	64	83	65	73	61	73	59	68	53	71	56
Stirling	7	21	17	12	14	12	11	15	11	14	11	14	10	14	9
West Dunbartonshire	29	52	28	56	30	57	28	49	24	50	23	52	22	51	22
West Lothian	7	5	4	3	2	3	2	3	2	3	2	*	1	*	1
Scotland	15	1,476	1,196	1,730	1,198	1,688	1,154	1,617	1,103	1,589	1,060	1,523	1,003	1,475	977

1. Figures may not sum due to rounding.
2. 2013-2019 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 2019, historical data for the years 2013-2018 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 2000-2012.
5. Highland has not updated their survey since 2015 so their 2019 figures have been carried over from 2015.
6. Loch Lomond and the Trossachs National Park is not considered separately for this analysis.
7. Figures do not include urban vacant sites in settlements with a population of less than 2,000. These are reported separately in the Annex.

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

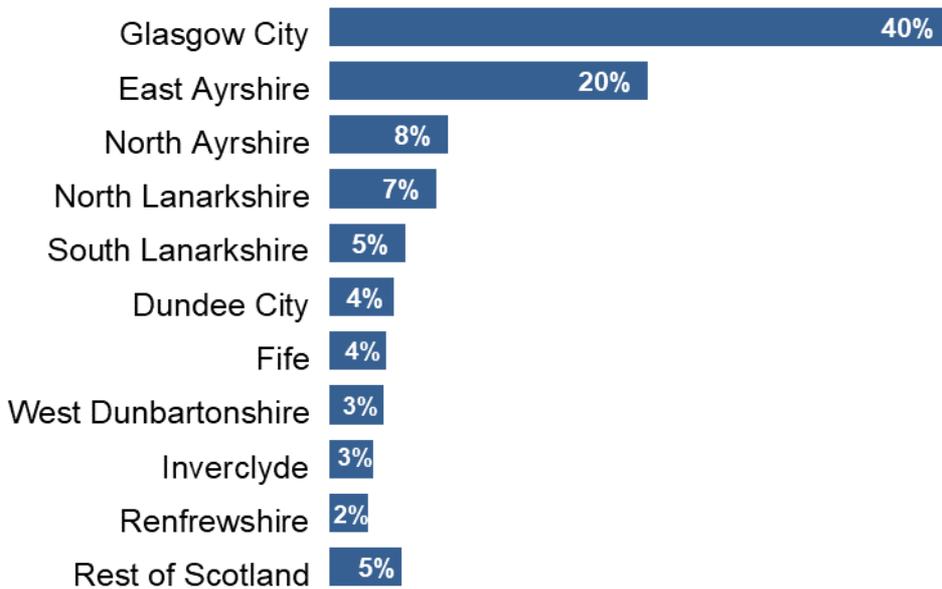
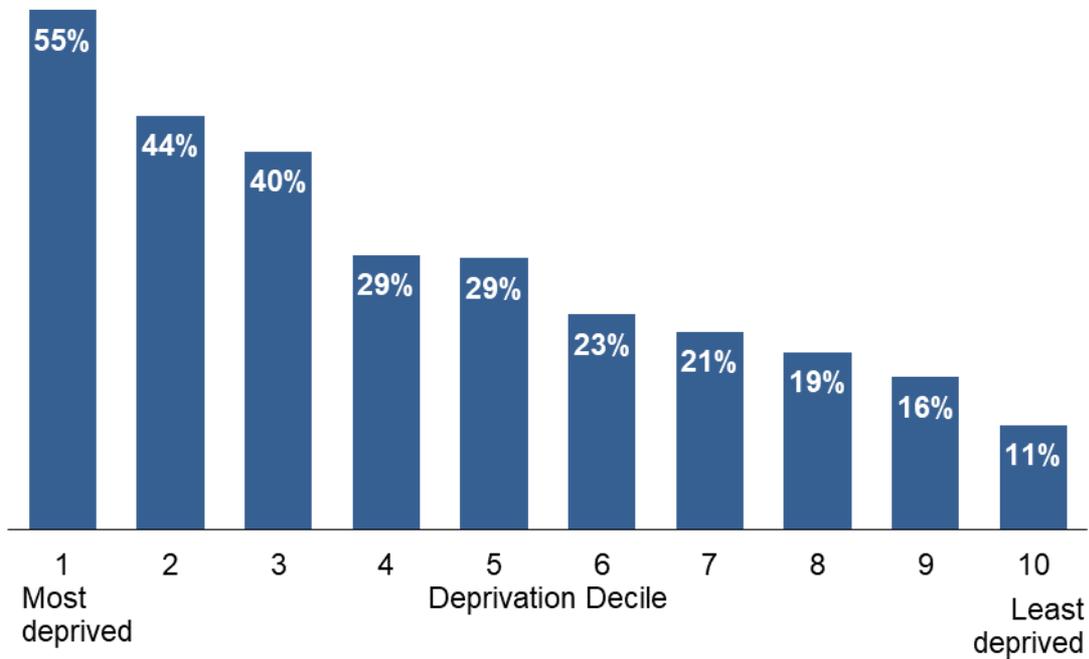


Chart 3 - Percentage of Scotland's population living within 500m of Derelict Land - by deprivation decile^{1,2}



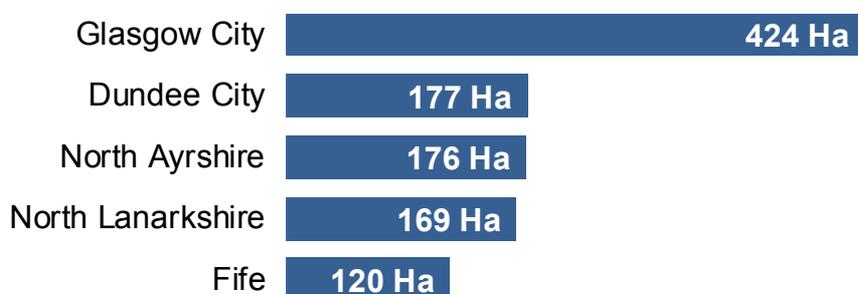
1. Analysis uses 2018 mid-year population estimates and the Scottish Index of Multiple Deprivation (SIMD) 2016.
2. Comparisons should not be made to years earlier than 2016 as results based on SIMD 2016 are not comparable with previous years that were based on earlier versions of SIMD.

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 2,060 hectares of urban vacant land recorded in Scotland in 2019. Glasgow City had the most urban vacant land with 424 hectares, followed by Dundee City (177 hectares) and North Ayrshire (176 hectares).

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



10.3 In 2019, the largest areas of urban vacant land in Scotland were Montrose Airfield, Angus (52 hectares), a site in Redburn, Irvine, North Ayrshire (22 hectares) and Claverhouse Business Park, Dundee (21 hectares).

10.4 In 2013 there were 2,456 hectares of urban vacant land in Scotland. This figure has fallen to 2,060 hectares in 2019. Between 2013 and 2019 there has been an overall 16% (396 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 2013 and 2019 show variation at council level. The largest reduction in terms of area was in Glasgow City, down by 128 hectares from 552 hectares in 2013 to 424 hectares in 2019. 27 Planning Authorities recorded percentage decreases since 2013, the remaining six 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 2013.

Table 12 - Total Urban Vacant Land by Planning Authority^{1,2,3}

Local Authority	Total Urban Vacant Land Area (ha) ⁷							% Change 2013-2019 ⁵
	2013	2014	2015	2016	2017	2018	2019	
Aberdeen City	23	22	17	22	22	30	39	69%
Aberdeenshire	40	37	37	41	35	35	34	-16%
Angus	49	57	53	42	50	52	98	101%
Argyll and Bute ⁴	25	23	22	21	20	20	18	-28%
Clackmannanshire	17	21	20	19	17	11	11	-34%
Dumfries and Galloway	9	9	8	8	18	18	28	211%
Dundee City	182	193	199	188	168	167	177	-3%
East Ayrshire	67	60	61	70	77	74	65	-2%
East Dunbartonshire	10	10	10	10	7	26	25	154%
East Lothian	11	10	15	19	14	10	10	-9%
East Renfrewshire	21	24	19	19	17	18	16	-23%
City of Edinburgh	100	97	88	72	87	77	64	-36%
Falkirk	85	86	91	83	75	69	64	-24%
Fife	129	128	132	126	129	129	120	-6%
Glasgow City	552	533	504	471	449	425	424	-23%
Highland ⁶	80	74	66	66	66	66	66	-18%
Inverclyde	123	120	136	78	75	73	93	-24%
Loch Lomond and The Trossachs National Park ⁴	5	5	2	2	2	1	1	-85%
Midlothian	18	12	12	11	13	13	22	22%
Moray	12	12	7	7	8	8	8	-34%
Na h-Eileanan Siar	9	9	8	8	8	8	8	-12%
North Ayrshire	223	218	218	215	199	181	176	-21%
North Lanarkshire	171	171	159	157	157	157	169	-1%
Orkney Islands	*	-100%
Perth and Kinross ⁴	16	41	40	38	38	37	36	130%
Renfrewshire	173	166	165	152	99	95	82	-53%
Scottish Borders	28	27	26	26	24	22	21	-26%
Shetland Islands	2	2	1	1	1	1	1	-67%
South Ayrshire	32	31	32	25	24	23	18	-43%
South Lanarkshire	119	127	122	115	116	94	86	-28%
Stirling ⁴	44	33	32	35	32	28	26	-41%
West Dunbartonshire ⁴	20	21	15	14	16	16	15	-24%
West Lothian	64	74	74	74	74	37	39	-39%
Scotland	2,456	2,451	2,389	2,236	2,138	2,020	2,060	-16%

1. Figures may not sum due to rounding.

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

3. During 2019, historical data for the years 2013-2019 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 2000-2012.

4. From 2011 Loch Lomond and The Trossachs National Park took responsibility for surveying vacant and derelict land within the park boundaries. 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.

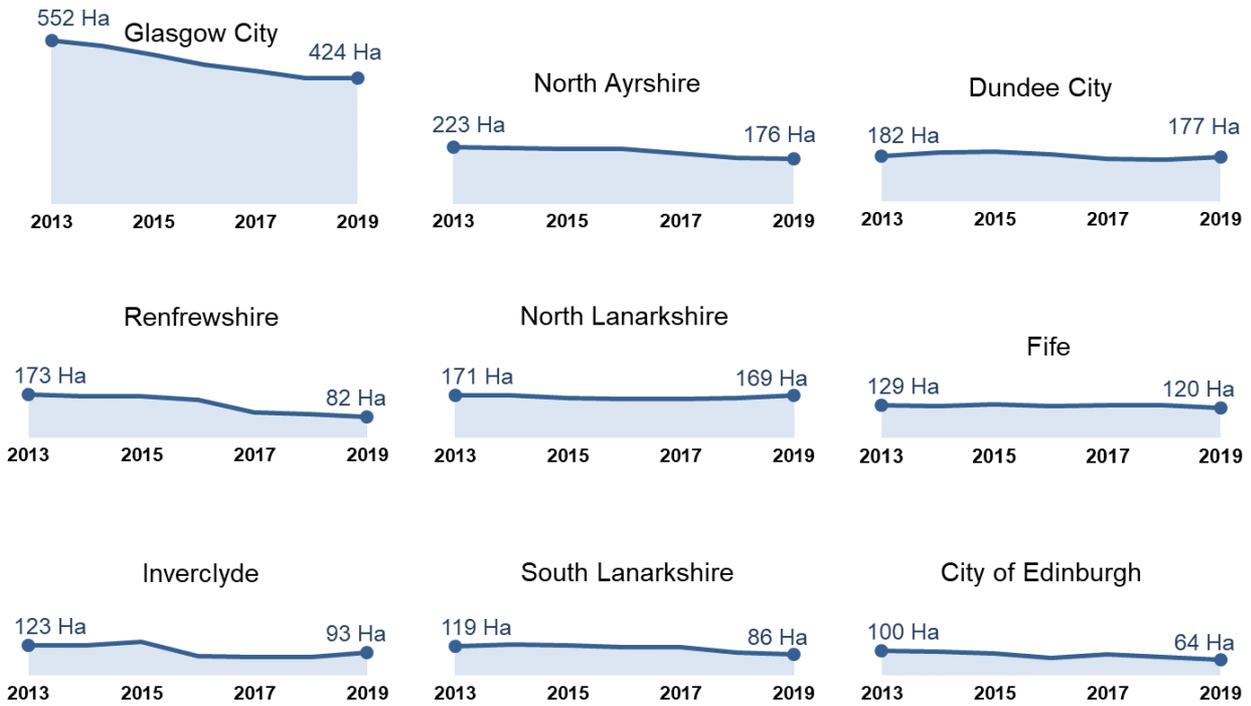
6 Highland has not updated their survey since 2015 so their 2019 figures have been carried over from 2015.

7 Figures do not include urban vacant sites in settlements with a population of less than 2,000. These are reported separately in the Annex.

10.6 Glasgow City has consistently had the highest amount of urban vacant land in Scotland for the period 2013-2019. Nine authorities had 100 hectares or more of urban vacant land in 2013, five have recorded 100 hectares or more in 2019.

Chart 5 – Change in area of Urban Vacant Land in authorities which had 100 hectares or more in 2013

Change in Urban Vacant Land area in Local Authorities with 100 hectares or more in 2013



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^{1,5}

Previous Use	Derelict Land			Urban Vacant Land			Total Derelict and Urban Vacant Land		
	% of Derelict			% of Urban			% of Total		
	Area (ha)	Land (by Area) ⁴	No. of Sites	Area (ha)	Vacant Land (by Area) ⁴	No. of Sites	Area (ha)	V&D Land (by Area) ⁴	No. of Sites
Agriculture	175	2	124	231	13	122	405	4	246
Business Class	4	*	7	8	*	9	12	*	16
Community & Health	586	7	134	90	5	70	676	6	204
Defence	1,242	14	38	97	5	24	1,340	13	62
Education	131	2	87	206	11	140	337	3	227
Forestry/Woodland	22	*	12	15	1	6	36	*	18
Green/Environmental	1	*	1	-	-	-	1	*	1
Manufacturing	1,855	22	279	277	15	117	2,132	20	396
Mineral Activity	3,049	35	229	17	1	16	3,067	29	245
Nature Conservation	8	*	1	-	-	-	8	*	1
Offices	7	*	15	12	1	18	19	*	33
Other General Industry ²	430	5	143	122	7	100	552	5	243
Passive Open Space	24	*	16	62	3	47	86	1	63
Prepared Ground	29	*	14	83	5	30	112	1	44
Recreation & Leisure ³	108	1	75	67	4	69	175	2	144
Residential	138	2	207	263	15	347	401	4	554
Retailing	15	*	45	39	2	54	54	1	99
Storage	130	2	71	56	3	48	186	2	119
Transport	343	4	121	75	4	69	419	4	190
Utility Services	148	2	30	8	*	17	156	1	47
Wholesale Distribution	12	*	10	23	1	10	36	*	20
Other	146	2	77	49	3	50	195	2	127
Total of categorised sites	8,605	100	1,736	1,799	100	1,363	10,404	100	3,099
Unknown ⁴	261		150	261		261	521		411
Total	8,866		1,886	2,060		1,624	10,926		3,510

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. Figures do not include urban vacant sites in settlements with a population of less than 2,000. These are reported separately in the Annex.

11.3 In 2019 the previous use was unknown for 261 hectares (3%) of derelict land and 261 hectares (13%) of urban vacant land. Where previous use is known, 35% of derelict land had previously been used for mineral activity (3,049 hectares), 22% for manufacturing (1,855 hectares) and 14% for defence (1,242 hectares). For urban vacant land, where previous use is known, the largest areas had former manufacturing uses (15%, 277 hectares) or residential uses (15%, 263 hectares) (Table 13).

11.4 Where the time a site has lain unused was known, 33% (1,580 hectares) of urban vacant or derelict land within settlements and 36% (1,995 hectares) within the countryside had been unused since before 1991 (Table 14 and Table 15). Across Scotland 3,575 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 identified as derelict/urban vacant land^{1,2,3,7}

Local Authority	Pre-1991 ⁴		1991-2000 ⁴		2001-2005 ⁴		2006-2010 ⁴		2011-2015 ⁴		2016-2019 ⁴		Unknown ⁴	Total
	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	Area (ha)
Aberdeen City	4	12	2	6	3	9	2	5	7	18	18	50	16	52
Aberdeenshire	-	-	4	12	2	5	6	18	7	21	15	44	29	63
Angus	6	12	10	19	22	44	10	21	1	2	1	2	64	115
Argyll and Bute ⁵	7	48	*	2	-	-	4	27	3	21	*	2	12	27
Clackmannanshire	3	18	-	-	1	6	1	6	8	51	3	19	-	16
Dumfries and Galloway	35	59	2	3	11	18	10	17	2	4	-	-	42	101
Dundee City	34	18	38	20	27	14	27	14	26	14	38	20	3	191
East Ayrshire	50	54	22	24	9	10	10	11	2	2	*	*	28	121
East Dunbartonshire	20	51	8	20	1	1	-	-	11	28	-	-	-	39
East Lothian	1	5	1	3	1	2	6	24	16	66	-	-	7	32
East Renfrewshire	8	17	16	33	15	31	2	3	6	13	1	2	-	48
City of Edinburgh	11	10	19	17	4	4	44	41	14	13	15	14	42	150
Falkirk	33	17	8	4	96	49	14	7	37	19	9	5	15	212
Fife	88	27	86	27	87	27	42	13	21	6	-	-	8	332
Glasgow City	400	44	217	24	77	8	145	16	56	6	24	3	*	918
Highland ⁶	173	78	27	12	15	7	4	2	3	2	-	-	17	240
Inverclyde	17	11	21	14	10	7	23	15	67	45	13	8	*	151
Loch Lomond and The Trossachs National Park ⁵	1	42	-	-	1	58	-	-	-	-	-	-	1	3
Midlothian	29	58	3	6	4	7	1	2	2	4	11	22	-	50
Moray	-	-	-	-	8	54	-	-	6	39	1	7	-	15
Na h-Eileanan Siar	-	-	2	100	-	-	-	-	-	-	-	-	6	8
North Ayrshire	178	36	135	28	79	16	80	16	4	1	13	3	4	494
North Lanarkshire	202	20	406	41	25	3	200	20	67	7	100	10	*	999
Orkney Islands	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Perth and Kinross ⁵	1	3	2	5	6	13	12	27	21	48	2	4	3	46
Renfrewshire	34	28	25	20	18	14	43	35	3	3	1	1	-	125
Scottish Borders	4	30	2	19	-	-	2	20	4	30	*	2	40	52
Shetland Islands	-	-	-	-	*	100	-	-	-	-	-	-	1	1
South Ayrshire	50	56	16	18	4	4	13	14	*	*	7	7	18	109
South Lanarkshire	67	37	10	5	19	10	25	14	33	19	25	14	46	226
Stirling ⁵	1	3	3	16	1	3	11	51	3	12	3	15	11	33
West Dunbartonshire ⁵	74	46	36	22	25	15	7	4	13	8	8	5	*	163
West Lothian	47	70	-	-	12	18	2	3	5	7	1	1	38	106
Scotland	1,580	33	1,121	23	582	12	747	16	449	9	309	6	452	5,239

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. Prior to 2011 these sites were classified within the relevant local authority boundary.

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

7. Figures do not include urban vacant sites in settlements with a population of less than 2,000. These are reported separately in the Annex.

Table 15 - Sites in the countryside - date identified as derelict or urban vacant land^{1,2,3}

Local Authority	Pre-1991 ⁴		1991-2000 ⁴		2001-2005 ⁴		2006-2010 ⁴		2011-2015 ⁴		2016-2019 ⁴		Unknown ⁴	Total
	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	Area (ha)
Aberdeen City	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Aberdeenshire	13	100	-	-	-	-	-	-	-	-	-	-	*	13
Angus	179	87	2	1	-	-	18	9	7	4	-	-	1	206
Argyll and Bute ⁵	-	-	-	-	-	-	-	-	-	-	-	-	29	29
Clackmannanshire	-	-	-	-	-	-	-	-	24	67	12	33	-	36
Dumfries and Galloway	221	100	-	-	-	-	*	*	-	-	-	-	*	221
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	-	-	1	46
Fife	129	35	84	23	119	32	38	10	2	*	-	-	17	389
Glasgow City	23	65	13	35	-	-	-	-	-	-	-	-	-	36
Highland ⁶	725	67	82	8	256	24	23	2	-	-	-	-	16	1,102
Inverclyde	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Loch Lomond and the Trossachs National Park ⁵	-	-	-	-	4	100	-	-	-	-	-	-	-	4
Midlothian	44	66	19	29	-	-	2	3	1	1	*	1	4	71
Moray	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Na h-Eileanan Siar	-	-	-	-	-	-	-	-	-	-	-	-	-	-
North Ayrshire	20	3	38	6	635	92	-	-	-	-	-	-	-	693
North Lanarkshire	92	24	19	5	19	5	8	2	152	39	96	25	1	388
Orkney Islands	32	100	-	-	-	-	-	-	-	-	-	-	-	32
Perth and Kinross ⁵	1	11	-	-	3	29	3	26	3	29	1	5	3	14
Renfrewshire	-	-	104	98	-	-	-	-	2	2	-	-	-	106
Scottish Borders	5	100	-	-	-	-	-	-	-	-	-	-	9	14
Shetland Islands	3	100	-	-	-	-	-	-	-	-	-	-	2	6
South Ayrshire	13	77	-	-	-	-	-	-	4	21	1	3	2	19
South Lanarkshire	82	66	9	7	28	23	5	4	-	-	-	-	27	151
Stirling ⁵	101	98	2	2	-	-	*	*	-	-	-	-	*	103
West Dunbartonshire ⁵	-	-	-	-	-	-	-	-	-	-	*	100	-	*
West Lothian	141	61	35	15	54	24	-	-	-	-	-	-	6	237
Scotland	1,995	36	431	8	1,126	20	128	2	1,711	31	110	2	186	5,686

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. Prior to 2011, these sites were classified within the relevant local authority boundary.
6. Highland has not updated their survey since 2015 so their 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 46% of urban vacant land with known development potential. The higher proportion of urban vacant land estimated to be developed in the short term is to be expected given derelict land by definition requires some form of rehabilitation before new development can commence. Overall, 26% 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 Land¹

Development Potential	Derelict Land			Urban Vacant Land ⁵			Total Derelict and Urban Vacant Land ⁵		
	% of Derelict			% of Urban			% of Total		
	Area (ha)	Land (by Area) ⁴	No. of Sites	Area (ha)	Vacant Land (by Area) ⁴	No. of Sites	Area (ha)	Land (by Area) ⁴	No. of Sites
Developable - Short Term ²	1,723	22	491	889	46	624	2,613	26	1,115
Developable - Medium Term ³	2,444	30	455	739	38	580	3,183	32	1,035
Developable - Undetermined	1,740	22	555	274	14	287	2,014	20	842
Uneconomic to Develop/Reclamation for 'Soft' End Use	2,108	26	185	45	2	49	2,153	22	234
Total for sites with known development potential	8,015		1,686	1,948		1,540	9,962		3,226
Unknown ⁴	851		200	112		84	963		284
Total	8,866		1,886	2,060		1,624	10,926		3,510

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.
5. Figures do not include urban vacant sites in settlements with a population of less than 2,000. These are reported separately in the Annex.

11.6 In 2019, a majority of all derelict and urban vacant land with known ownership had a single private owner, 72% (7,193 hectares). 22% (2,225 hectares) of derelict and urban vacant land with known ownership had a single public owner. The remaining 6% is split with 4% (422 hectares) mixed public and private ownership, 1% (134 hectares) multiple private owners and 1% (80 hectares) multiple public owners. Of the 10,926 hectares of derelict and urban vacant land reported in 2019, 8% (872 hectares) has ownership unknown to the local authority (Table 17).

Table 17 - Ownership of Derelict and Urban Vacant Land¹

Ownership	Derelict Land			Urban Vacant Land ³			Total Derelict and Urban Vacant Land ³		
	% of Derelict			% of Urban			% of Total		
	Area (ha)	Land (by Area) ²	No. of Sites	Area (ha)	Vacant Land (by Area) ²	No. of Sites	Area (ha)	Land (by Area) ²	No. of Sites
Single Owner: Public	1,395	17	395	830	45	722	2,225	22	1,117
Single Owner: Private	6,371	78	1,058	822	45	625	7,193	72	1,683
Multiple Owners: Public	44	1	21	36	2	23	80	1	44
Multiple Owners: Private	94	1	33	40	2	18	134	1	51
Mixed Owners	309	4	80	113	6	58	422	4	138
Total where ownership known	8,212		1,587	1,841		1,446	10,053		3,033
Single Owner: Unknown ²	654		299	219		178	872		477
Total	8,866		1,886	2,060		1,624	10,926		3,510

1. Figures may not sum due to rounding.
2. Unknown values are excluded from the calculation of percentage values.
3. Figures do not include urban vacant sites in settlements with a population of less than 2,000. These are reported separately in the Annex.

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

12.1 There were 41 hectares (42 sites) of newly identified derelict land since the previous survey. Over 40% of the total area (17 hectares across 10 sites) was in South Ayrshire. There were 126 hectares (60 sites) of newly identified urban vacant land since the previous survey. The largest area was in Angus, 59 hectares across 8 sites. These figures relate only to new sites first identified as vacant or derelict in 2019. 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 311 hectares (250 sites) were reclaimed or brought back into use since the previous survey, excluding those sites removed for definitional reasons or due to naturalisation. 198 hectares (120 sites) was previously derelict and 113 hectares (130 sites) had been recorded as urban vacant land ([Table 19](#)).

12.3 Reclaimed sites relate only to sites (or parts of sites) which were brought back into use. Sites removed due to naturalisation or for definitional reasons are not included. In 2019 22 sites (32 hectares) of formerly derelict and urban vacant land were removed due to naturalisation ([Table 21](#)). In addition, 22 sites (38 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 53% of sites (64 of 120) and 37% of the total area (73 of 198 hectares) reclaimed for this purpose ([Table 20](#)).

12.5 For urban vacant land the most common new use was also residential development with 49% of sites (64 of 130) and 57% of the total area brought back into use (65 of 113 hectares) ([Table 20](#)).

12.6 In 2019 the source of funding was known for 177 hectares of land brought back into use and 37 hectares were listed as having no funding or funding not being applicable. The source of funding was unknown for the remaining 98 hectares brought back into use.

12.7 The largest area brought back into use with known sources of funding involved private sector funding (102 of 177 hectares, 58%). Public sector funding accounted for 42 hectares (24%) and mixed public and private funding was used for 33 hectares (19%). North Lanarkshire (22 hectares) and South Lanarkshire (17 hectares) had the greatest areas brought back into use with only private funding, Glasgow City (12 hectares) and North Ayrshire (10 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 (46 hectares). For solely privately funded land the largest area of new use was also for residential development (55 hectares).

Table 18 - New sites identified since the previous survey by Planning Authority^{1,2}

Local Authority	Derelict Land		Urban Vacant Land ⁶		Total Derelict and Urban Vacant Land ⁶	
	Area (ha)	No. of Sites	Area (ha)	No. of Sites	Area (ha)	No. of Sites
Aberdeen City	-	-	15	7	15	7
Aberdeenshire	-	-	1	2	1	2
Angus	1	1	59	8	59	9
Argyll and Bute ³	-	-	-	-	-	-
Clackmannanshire	-	-	-	-	-	-
Dumfries and Galloway ⁵	-	-	-	-	-	-
Dundee City	*	1	15	11	15	12
East Ayrshire	-	-	-	-	-	-
East Dunbartonshire	-	-	-	-	-	-
East Lothian	*	2	-	-	*	2
East Renfrewshire	-	-	-	-	-	-
City of Edinburgh	-	-	-	-	-	-
Falkirk	*	2	-	-	*	2
Fife	-	-	-	-	-	-
Glasgow City	2	3	5	4	6	7
Highland ⁴	-	-	-	-	-	-
Inverclyde	-	-	*	1	*	1
Loch Lomond and The Trossachs National Park ³	-	-	-	-	-	-
Midlothian	1	2	7	3	9	5
Moray	-	-	-	-	-	-
Na h-Eileanan Siar	-	-	-	-	-	-
North Ayrshire	-	-	*	1	*	1
North Lanarkshire	9	9	13	12	22	21
Orkney Islands	-	-	-	-	-	-
Perth and Kinross ³	2	5	-	-	2	5
Renfrewshire	-	-	-	-	-	-
Scottish Borders	*	1	-	-	*	1
Shetland Islands	-	-	-	-	-	-
South Ayrshire	17	10	5	7	22	17
South Lanarkshire	8	4	5	4	13	8
Stirling ³	1	2	-	-	1	2
West Dunbartonshire ³	-	-	-	-	-	-
West Lothian	-	-	-	-	-	-
Scotland	41	42	126	60	167	102

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. Prior to 2011, these sites were classified within the relevant local authority boundary.
4. Highland did not complete a survey in 2019 therefore there is no information on new sites.
5. Dumfries and Galloway did not complete a full survey in 2019 and did not add new sites or identify any reuse.
6. Figures do not include urban vacant sites in settlements with a population of less than 2,000. These are reported separately in the Annex.

Table 19 - Derelict Land reclaimed and Urban Vacant Land brought back into use ^{1,4}

Local Authority	Derelict Land			Urban Vacant Land ⁷			Total Derelict and Urban Vacant Land ⁷		
	Area (ha)	% of Derelict		Area (ha)	% of Urban Vacant		Area (ha)	% of Total	
		Land (by Area)	No. of Sites ⁵		Land (by Area)	No. of Sites ⁵		Land (by Area)	No. of Sites ⁵
Aberdeen City	-	-	-	5	5	4	5	2	4
Aberdeenshire	1	1	2	3	3	5	4	1	7
Angus	*	*	1	4	3	2	4	1	3
Argyll and Bute ²	-	-	-	2	2	3	2	1	3
Clackmannanshire	5	2	1	-	-	-	5	2	1
Dumfries and Galloway ⁶	-	-	-	-	-	-	-	-	-
Dundee City	3	1	1	4	4	7	7	2	8
East Ayrshire	*	*	1	9	8	5	9	3	6
East Dunbartonshire	-	-	-	1	1	1	1	*	1
East Lothian	-	-	-	-	-	-	-	-	-
East Renfrewshire	*	*	1	2	1	2	2	1	3
City of Edinburgh	1	1	3	13	11	15	14	4	18
Falkirk	4	2	4	2	1	4	6	2	8
Fife	10	5	7	3	3	5	13	4	12
Glasgow City	24	12	26	23	21	23	47	15	49
Highland ³	-	-	-	-	-	-	-	-	-
Inverclyde	1	1	2	3	2	7	4	1	9
Loch Lomond and the Trossachs National Park ²	-	-	-	-	-	-	-	-	-
Midlothian	8	4	2	-	-	-	8	3	2
Moray	*	*	1	*	*	1	*	*	2
Na h-Eileanan Siar	-	-	-	-	-	-	-	-	-
North Ayrshire	86	43	10	6	6	10	92	30	20
North Lanarkshire	25	13	36	2	1	3	27	9	39
Orkney Islands	-	-	-	-	-	-	-	-	-
Perth and Kinross ²	2	1	1	1	1	1	3	1	2
Renfrewshire	11	6	6	13	12	10	24	8	16
Scottish Borders	*	*	1	1	1	1	2	1	2
Shetland Islands	-	-	-	-	-	-	-	-	-
South Ayrshire	3	1	5	-	-	-	3	1	5
South Lanarkshire	11	6	6	13	12	15	25	8	21
Stirling ²	-	-	-	1	1	3	1	*	3
West Dunbartonshire ²	1	1	2	1	*	1	2	1	3
West Lothian	*	*	1	2	2	2	2	1	3
Scotland	198	100	120	113	100	130	311	100	250

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. Prior to 2011, these sites were classified within the relevant local authority boundary.

3. Highland did not complete a survey in 2019 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.

6. Dumfries and Galloway did not complete a full survey in 2019 and therefore there is no information for reclaimed or reused sites.

7. Figures do not include urban vacant sites in settlements with a population of less than 2,000. These are reported separately in the Annex.

Table 20 - Reclaimed Derelict Land and Urban Vacant land - by new use^{1,5}

New Use	Derelict Land			Urban Vacant Land ⁷			Total Derelict and Urban Vacant Land ⁷		
	Area (ha)	% of Derelict		Area (ha)	% of Urban Vacant		Area (ha)	% of Total	
		Land (by Area) ⁴	No. of Sites ⁶		Land (by Area) ⁴	No. of Sites ⁶		Land (by Area) ⁴	No. of Sites ⁶
Agriculture	13	6	3	-	-	-	13	4	3
Business Class	*	*	2	3	3	1	3	1	3
Community & Health	2	1	3	1	1	2	2	1	5
Defence	-	-	-	-	-	-	-	-	-
Education	*	*	1	1	1	1	2	1	2
Green/Environmental	*	*	1	4	4	5	4	1	6
Manufacturing	1	1	2	2	2	3	4	1	5
Mineral Activity	7	4	1	-	-	-	7	2	1
Offices	-	-	-	2	2	3	2	1	3
Other General Industry ²	73	37	11	7	6	11	80	26	22
Passive Open Space	4	2	5	5	5	13	9	3	18
Recreation & Leisure ³	4	2	1	7	6	2	10	3	3
Residential	73	37	64	65	57	64	138	44	128
Retailing	5	3	6	3	2	6	8	2	12
Storage	4	2	6	4	3	8	8	2	14
Transport	3	1	6	4	3	4	6	2	10
Utility Services	*	*	1	*	*	1	1	*	2
Wholesale Distribution	1	1	2	-	-	-	1	*	2
Woodland (Community-Based)	-	-	-	-	-	-	-	-	-
Woodland (Non-Community-Based)	-	-	-	-	-	-	-	-	-
Other	7	3	5	4	4	5	11	4	10
Unknown ⁴	-	-	-	*	*	1	*	*	1
Total	198	100	120	113	100	130	311	100	250

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 vacant and derelict land register.

7. Figures do not include urban vacant sites in settlements with a population of less than 2,000. These are reported separately in the Annex.

Table 21 - Sites classed as naturalised¹

Local Authority	Derelict Land		Urban Vacant Land ²		Total Derelict and Urban Vacant Land ²	
	Area (ha)	No. of Sites	Area (ha)	No. of Sites	Area (ha)	No. of Sites
Angus	6	4	-	-	6	4
Dundee City	1	1	*	1	1	2
Falkirk	12	4	*	1	13	5
Fife	1	1	6	5	7	6
Glasgow City	-	-	*	2	*	2
North Ayrshire	1	1	-	-	1	1
South Lanarkshire	1	1	-	-	1	1
West Dunbartonshire	3	1	-	-	3	1
All	25	13	7	9	32	22

1. Figures may not sum due to rounding.

2. Figures do not include urban vacant sites in settlements with a population of less than 2,000. These are reported separately in the Annex.

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^{1,5,7}

Local Authority	Public sector funding (ha)	Private sector funding (ha)	Mixed funding ² (ha)	Unknown (ha)	None / not applicable (ha)	Total (ha)
Aberdeen City	5	1	-	-	-	5
Aberdeenshire	-	2	-	2	-	4
Angus	-	-	-	-	4	4
Argyll and Bute ³	-	-	-	2	-	2
Clackmannanshire	-	5	-	-	-	5
Dumfries and Galloway ⁶						
Dundee City	*	7	*	-	-	7
East Ayrshire	1	1	6	1	-	9
East Dunbartonshire	-	1	-	-	-	1
East Lothian	-	-	-	-	-	-
East Renfrewshire	1	1	-	-	-	2
City of Edinburgh	-	6	7	-	-	14
Falkirk	-	5	-	-	1	6
Fife	-	-	-	12	1	13
Glasgow City	12	11	19	5	1	47
Highland ⁴						
Inverclyde	-	1	-	-	3	4
Loch Lomond and the Trossachs National Park ³	-	-	-	-	-	-
Midlothian	-	8	-	-	-	8
Moray	-	*	-	-	-	*
Na h-Eileanan Siar	-	-	-	-	-	-
North Ayrshire	10	3	-	77	3	92
North Lanarkshire	5	22	-	-	-	27
Orkney Islands	-	-	-	-	-	-
Perth and Kinross ³	-	3	-	-	-	3
Renfrewshire	-	-	-	-	24	24
Scottish Borders	*	1	-	-	-	2
Shetland Islands	-	-	-	-	-	-
South Ayrshire	-	3	-	-	-	3
South Lanarkshire	7	17	-	-	-	25
Stirling ³	-	1	-	-	-	1
West Dunbartonshire ³	1	1	*	-	-	2
West Lothian	-	2	-	-	-	2
Scotland	42	102	33	98	37	311

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. Prior to 2011, these sites were classified within the relevant local authority boundary.

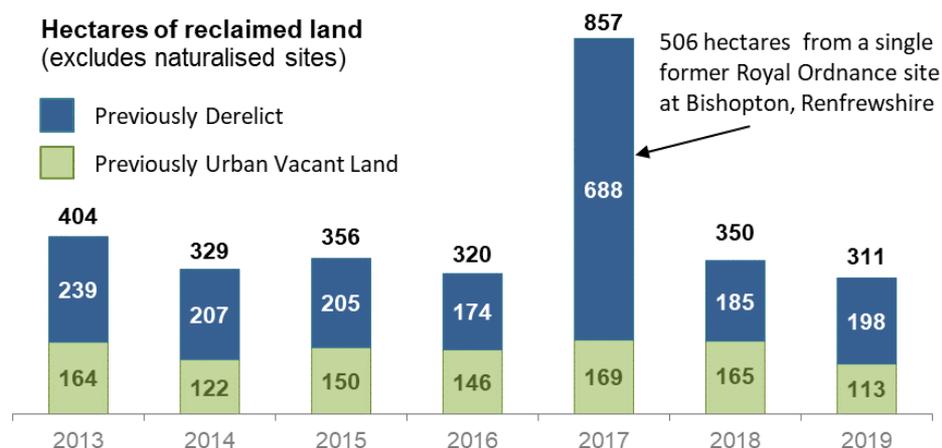
4. Highland did not complete a survey in 2019 and therefore there is no information for sources of funding.

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

6. Dumfries and Galloway did not complete a full survey in 2019 and therefore there is no information for reclaimed or reused sites.

7. Figures do not include urban vacant sites in settlements with a population of less than 2,000. These are reported separately in the Annex.

Chart 6 - Total Derelict and Urban Vacant Land Reclaimed 2013-2019



12.9 The amount of previously urban vacant land reclaimed in 2019 is the lowest amount over the last seven years. The amount reclaimed has varied over the period 2013 to 2019 and there is no evident trend of an annual reduction in land being reused. The area of derelict land reclaimed in 2019 is higher than in the previous year but as for urban vacant land the amount reclaimed has varied over the last seven years. As can be seen from the notably higher area reclaimed in 2017, a large single site coming back into use can have a significant impact on the area of reclaimed land.

12.10 Excluding the single 506 hectare site that was reclaimed in 2017 over the last seven years there has been an average of 199 hectares reclaimed per year. In 2019 198 hectares were reclaimed, just slightly less than the average. Between 2013 and 2019 an average of 147 hectares of urban vacant land was reused per year. In 2019 113 hectares of urban vacant land were reclaimed.

Table 23 - Total Derelict and Urban Vacant Land reclaimed, 2013-2019^{1,2,3,4}

Site Type	2013	2014	2015	2016	2017	2018	2019
Derelict Land (ha)	239	207	205	174	688	185	198
<i>Total Sites</i> ⁵	133	123	119	125	129	135	122
Urban Vacant Land (ha)	164	122	150	146	169	165	113
<i>Total Sites</i> ^{5,6}	188	140	194	154	188	186	131
Total Area Reclaimed (Derelict & Urban Vacant)	404	329	356	320	857	350	311
<i>Total Sites</i>^{5,6}	321	263	313	279	317	321	253

1. Figures may not sum due to rounding.
2. See [Annex D](#) for details of council participation in different years.
3. During 2019, historical data for the years 2013-2018 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 2000-2012.
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.
6. Figures do not include urban vacant sites in settlements with a population of less than 2,000. These are reported separately in the Annex.

12.11 A total of 406 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 (73 sites). Any involvement the VDLF has had with existing sites in the 2019 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^{1,2,3}

Local Authorities receiving Vacant and Derelict Land Funds	Derelict Land		Urban Vacant Land ⁵		Total Derelict and Urban Vacant Land ⁵	
	Area (ha)	No. of Sites ⁴	Area (ha)	No. of Sites ⁴	Area (ha)	No. of Sites ⁴
Dundee City	36	9	87	89	123	98
Fife	-	-	1	1	1	1
Glasgow City	60	49	73	24	132	73
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	13	47	24
TOTAL	217	118	188	152	406	270

1. Figures may not sum due to rounding.
2. Includes partial or full contributions including 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.
5. Figures do not include urban vacant sites in settlements with a population of less than 2,000.

12.14 Across the seven councils in the VDLF for 2005-2019, in 2019 an estimated 191,200 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, 53% (101,900) were within 500 metres of 1 site reclaimed with the involvement of the VDLF, 21% (40,600) were within 500 metres of 2 reclaimed sites, and the remaining properties were within 500 metres of at least 3 reclaimed sites. To date, the largest number of properties in close proximity to land reclaimed using the VDLF is located within Glasgow City (75,600 properties).

* A communal establishment provides managed residential accommodation, e.g. care home, prison, or student hall of residence. 'Managed' means full or part-time supervision of property.

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)^{1,2,3,7,8,9}

Local Authority	Properties within 500m of land reclaimed using VDLF			
	1 Site Only	2 Sites Only	3 Sites +	Total
Dundee City ³	12,800	9,700	23,400	45,900
Fife	800	-	-	800
Glasgow City ^{4,6}	37,700	21,100	16,800	75,600
Highland	15,400	2,400	200	18,000
North Ayrshire	1,200	-	-	1,200
North Lanarkshire	21,500	4,500	3,600	29,600
South Lanarkshire ⁵	12,500	2,900	4,700	20,100
Total	101,900	40,600	48,700	191,200

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 2019 Vacant and Derelict Land Survey (those not yet removed from the survey) is not recorded in the table above.
3. An estimated further 300 properties within Angus and Perth and Kinross are located within 500 metres of a reclaimed derelict site within Dundee City boundaries.
4. An estimated further 100 properties within Renfrewshire are located within 500 metres of a reclaimed derelict site within Glasgow City boundaries.
5. An estimated 1800 properties are located within 500 metres of a reclaimed derelict site within Glasgow City boundaries, 600 of these are also within 500m of a site in South Lanarkshire.
6. An estimated 4,900 properties are located within 500 metres of a reclaimed derelict site within South Lanarkshire boundaries. 3,600 of these are also within 500m of a site in Glasgow City.
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.
9. Figures do not include urban vacant sites in settlements with a population of less than 2,000.

12.15 Overall, half of the 191,200 properties within 500 metres of land reclaimed using the VDLF were situated within Scotland's 15% most deprived data zones, 95,100 properties ([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, 66%, Highland had the lowest, 22%.

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^{1,2,3,8}

Properties within 500m of land reclaimed using VDLF -				
Local Authority	Within 15% Most Deprived Datazones	Outwith 15% most Deprived Datazones	Total	Percent of Properties near remediated land within 15% most deprived datazones
Dundee City ⁴	19,700	26,200	45,900	43%
Fife	200	600	800	25%
Glasgow City ^{5,7}	50,200	25,400	75,600	66%
Highland	4,000	14,000	18,000	22%
North Ayrshire	600	600	1,200	50%
North Lanarkshire	11,700	17,900	29,600	40%
South Lanarkshire ⁶	8,700	11,400	20,100	43%
Total	95,100	96,100	191,200	50%

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 2019 Vacant and Derelict Land Survey (those not yet removed from the survey) is not recorded in the table above.
3. An estimated further 300 properties within Angus and Perth and Kinross are located within 500 metres of a reclaimed derelict site within Dundee City boundaries.
4. An estimated further 100 properties within Renfrewshire are located within 500 metres of a reclaimed derelict site within Glasgow City boundaries.
5. An estimated 1800 properties are located within 500 metres of a reclaimed derelict site within Glasgow City boundaries, 600 of these are also within 500m of a site in South Lanarkshire.
6. An estimated 4,900 properties are located within 500 metres of a reclaimed derelict site within South Lanarkshire boundaries. 3,600 of these are also within 500m of a site in Glasgow City.
7. Properties that are estimated to have been built on the reclaimed site have been removed from this analysis.
8. Figures do not include urban vacant sites in settlements with a population of less than 2,000.

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 2000.

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 2019 survey. Since the last survey, there were a total of 22 sites (38 hectares) removed for definitional reasons. SVDLS guidance documents can be found at: <https://www.gov.scot/publications/scottish-vacant-and-derelict-land-survey-guidance-notes/>.

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. The introduction of GIS systems has allowed planning officers to improve data quality, leading to some changes in site sizes recorded.

A.5 Changes in Historic Data, 2013-2019

As part of the 2019 survey, work was undertaken to improve the quality of the data supplied in the previous 2013 to 2019 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 2013 to 2018 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 2000 to 2012 is shown in Annex Table 1. Data for earlier years is available in previous publications. 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 2019 publication updating historical data from 2013-2018. Thus care should be taken when comparing 2000-2012 data in Annex Table 1 to the data shown in this bulletin.

Annex Table 1 - Derelict and Urban Vacant Land by local authority, 2000-2012^{1,2,3}

Local Authority	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Aberdeen City	129	152	152	105	139	139	78	63	53	57	59	50	54
Aberdeenshire	145	143	122	118	118	49	78	91	90	66	66	81	83
Angus	213	215	216	156	155	172	161	166	165	164	172	170	173
Argyll and Bute	45	45	46	46	46	28	81	60	40	34	30	29	34
Clackmannanshire	57	55	76	78	71	34	34	30	38	32	28	29	21
Dumfries and Galloway	361	364	360	358	358	225	474	465	456	466	461	491	492
Dundee City	254	259	247	224	237	212	234	219	206	211	225	198	187
East Ayrshire	441	426	355	330	319	332	323	319	319	322	336	335	335
East Dunbartonshire	86	86	135	123	121	120	115	85	77	70	72	65	71
East Lothian	139	134	127	122	86	85	71	62	85	86	86	83	71
East Renfrewshire	33	32	40	46	56	60	57	56	54	53	54	54	55
City of Edinburgh	162	167	167	123	117	199	194	204	222	225	217	223	211
Falkirk	196	248	279	255	247	212	208	147	140	173	156	159	159
Fife	767	665	667	750	804	892	882	857	836	831	831	872	927
Glasgow City	1,476	1,392	1,383	1,345	1,315	1,313	1,286	1,270	1,332	1,355	1,329	1,305	1,239
Highland	813	813	1,181	1,154	1,147	1,110	1,071	1,369	1,369	1,392	1,454	1,455	1,455
Inverclyde	126	132	127	142	142	138	125	106	126	122	121	123	141
Loch Lomond and The Trossachs National Park ⁴	-	-	-	-	-	-	-	-	-	-	-	35	19
Midlothian	382	294	295	289	318	321	305	288	282	280	274	272	271
Moray	41	41	41	39	36	36	34	29	29	26	27	19	17
Na h-Eileanan Siar	11	11	11	11	12	11	11	11	11	11	10	10	10
North Ayrshire	391	418	428	555	542	547	1,190	1,279	1,300	1,316	1,316	1,353	1,355
North Lanarkshire	2,021	1,938	1,603	1,509	1,321	1,341	1,362	1,349	1,346	1,463	1,429	1,419	1,374
Orkney Islands	26	22	22	18	18	42	42	42	40	40	41	41	41
Perth and Kinross	139	106	111	109	114	96	88	78	40	51	49	50	50
Renfrewshire	400	428	989	1,007	1,025	976	959	950	940	962	965	956	981
Scottish Borders	79	69	69	65	65	59	55	108	89	100	88	84	86
Shetland Islands	-	-	2	2	2	2	9	9	9	9	9	9	8
South Ayrshire	164	156	152	144	144	135	135	123	114	87	96	97	97
South Lanarkshire	702	686	651	635	604	571	538	523	524	510	504	476	470
Stirling	210	200	203	210	203	188	182	166	164	176	177	175	177
West Dunbartonshire	225	216	224	222	220	229	241	223	219	221	212	194	193
West Lothian	809	496	573	556	560	654	657	632	617	618	477	478	485
Scotland	11,044	10,411	11,053	10,847	10,661	10,528	11,282	11,379	11,333	11,530	11,372	11,391	13,354

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 2013-2019 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. 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 to limit recording vacant land to land within settlements as defined in their 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 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 17,400 hectares of land within settlements of under 2,000 in population were surveyed for vacant land in Scotland during 2019. From this area, local authorities reported a total of 309 hectares of vacant land across 84 sites. Aberdeenshire had the highest amount of reported vacant or derelict land within settlements of under 2,000 in population, with 178 hectares across 8 sites – this includes a large site at the former Edzell air base (170 hectares).

Of the 92 sites (319 hectares) of vacant land in settlements of under 2,000 in population reported in 2018, 11 sites (12 hectares) were either fully or partially brought back into use.

Annex Table 2 - Vacant Land within settlements of under 2,000 in population, 2019¹

Local Authority	Area (ha)	No. of Sites
Aberdeenshire	178	8
Angus	25	1
Clackmannanshire	*	1
East Ayrshire	17	8
East Dunbartonshire	2	1
City of Edinburgh	11	6
Falkirk	7	5
Fife	5	6
Highland ²	18	7
Loch Lomond and the Trossachs National Park	1	1
Moray	1	1
North Ayrshire	9	13
North Lanarkshire	9	4
Perth and Kinross	2	3
Scottish Borders	5	3
South Ayrshire	1	4
South Lanarkshire	8	10
West Lothian	10	2
All	309	84

1. Figures may not sum due to rounding.

2. Highland has not updated their survey since 2015 so their 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 2001. In addition to derelict sites which were identified as being derelict prior to 2001 the analysis also included sites where the length of time derelict is unknown but where the first site inspection occurred prior 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 28.4% of the population of Scotland live within 500 metres of a derelict site in 2019. 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, 2019

Local Authority	Total Derelict Land (ha)	Total Area (ha) ²	% of Local Authority Derelict
Aberdeen City	13	20,563	0.1
Aberdeenshire	42	633,873	0.0
Angus	223	220,389	0.1
Argyll and Bute ³	38	716,428	0.0
Clackmannanshire	41	16,391	0.2
Dumfries and Galloway	294	667,631	0.0
Dundee City	14	6,222	0.2
East Ayrshire	1,736	127,034	1.4
East Dunbartonshire	43	17,449	0.2
East Lothian	79	70,094	0.1
East Renfrewshire	34	17,425	0.2
City of Edinburgh	87	27,300	0.3
Falkirk	194	31,493	0.6
Fife	600	137,619	0.4
Glasgow City	530	17,636	3.0
Highland ⁵	1,276	2,647,292	0.0
Inverclyde	59	17,363	0.3
Loch Lomond and the Trossachs National Park ^{3,4}	6	186,340	0.0
Midlothian	100	35,527	0.3
Moray	7	225,709	0.0
Na h-Eileanan Siar	*	326,847	0.0
North Ayrshire	1,011	90,382	1.1
North Lanarkshire	1,218	47,231	2.6
Orkney Islands	32	108,621	0.0
Perth and Kinross ³	24	541,894	0.0
Renfrewshire	149	26,924	0.6
Scottish Borders	46	474,268	0.0
Shetland Islands	6	165,662	0.0
South Ayrshire	110	123,469	0.1
South Lanarkshire	291	177,402	0.2
Stirling ³	110	225,481	0.0
West Dunbartonshire ³	148	18,278	0.8
West Lothian	304	43,159	0.7
Scotland⁴	8,866	8,208,987	0.1

1. Figures may not sum due to rounding.

2. Land areas were derived from the latest local authority boundaries produced by Ordnance Survey. © Crown copyright and database right (2020). Ordnance Survey (OS Licence number 100024655).

3. From 2011 Loch Lomond and The Trossachs National Park took responsibility for surveying vacant and derelict land within the park boundaries. 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^{1,2}.

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
Angus	4	2	10	2	14	4
Dumfries and Galloway	*	1	-	-	*	1
Falkirk	*	1	-	-	*	1
Glasgow City	9	1	-	-	9	1
Inverclyde	*	1	*	1	*	2
Renfrewshire	*	1	-	-	*	1
South Ayrshire	4	1	9	4	13	5
South Lanarkshire	1	6	-	-	1	6
West Lothian	1	1	-	-	1	1
All	19	15	19	7	38	22

1. Figures may not sum due to rounding

2. Figures do not include urban vacant sites in settlements with a population of less than 2,000.

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, 2000-2019⁴

Local Authority	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Aberdeen City			x																	
Aberdeenshire					x				x											
Angus																				
Argyll and Bute ³				x	x															
Clackmannanshire																				
Dumfries and Galloway															x		x			*5
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	x
Inverclyde																				
Loch Lomond and The Trossachs National Park ³	x	x	x	x	x	x	x	x	x	x		*2								
Midlothian																				
Moray		x		x					x											
North Ayrshire			x																	
North Lanarkshire																				
Orkney Islands																				
Perth and Kinross ³																				
Renfrewshire																				
Scottish Borders	x			x	x	x														
Shetland Islands				x																
South Ayrshire					x		x													
South Lanarkshire																				
Stirling ³																				
West Dunbartonshire ³																				
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.
5. Dumfries and Galloway did not complete a survey in 2019 therefore no new sites were added or uptake reported. They did review existing sites and provide updated location and area details so some change is reported from the previous year.

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