

## PEOPLE, COMMUNITIES AND PLACES

# SCOTTISH VACANT AND DERELICT LAND SURVEY 2021

This publication 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 2021.

Particular care should be taken when interpreting the data for 2020 as eight authorities were unable to complete a survey return mainly due to COVID-19 Pandemic related restrictions and results have been rolled over from 2019. This will affect the figures for each of these authorities, the Scotland total and any comparison with other years. More detailed information on this is presented in [section 4](#) of the publication and in the notes accompanying tables, chart and annexes.

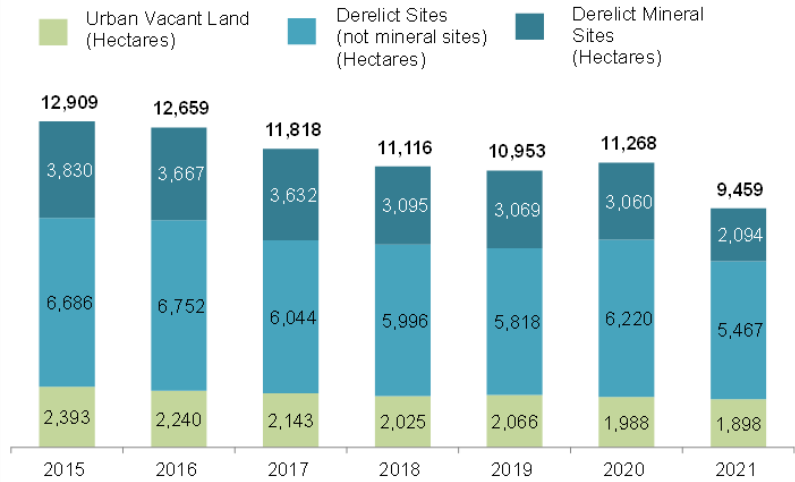
### 1. Key Findings

- The amount of derelict and urban vacant land in Scotland decreased by 1,809 hectares (16%) from 11,268 hectares in 2020 to 9,459 hectares in 2021. The net decrease was driven by large formerly derelict sites; two derelict airfields sites were brought back into use for agriculture and 11 derelict former opencast coal sites became naturalised.

#### Area of Derelict and Urban Vacant Land 2021

- Of the 9,459 hectares of derelict and urban vacant land recorded in the 2021 survey 1,898 hectares (20%) were classified as urban vacant and 7,561 hectares (80%) were classified as derelict.

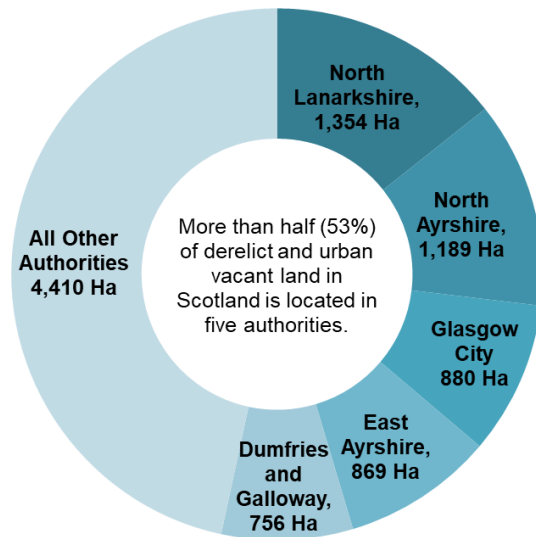
There has been a gradual downward trend in the area of derelict and urban vacant land since 2015.



More than half (53%) of derelict and urban vacant land in Scotland is located in five authorities.

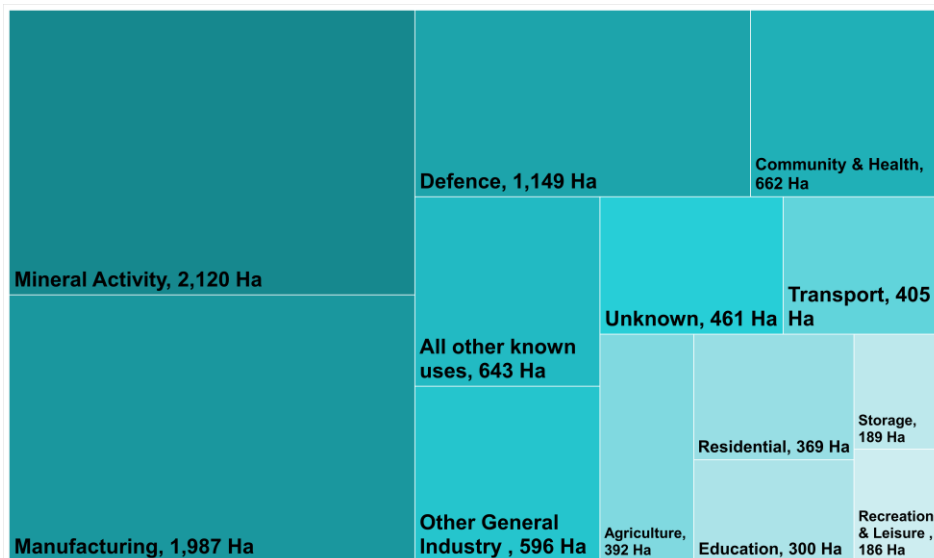
North Lanarkshire has the largest area – 1,354 hectares, 14% of the Scotland total.

Glasgow City has the largest area of the City Authorities - 880 hectares, 9% of the Scotland total.



## Previous uses of Derelict and Urban Vacant Land 2021

For those sites where the previous use is known, 24% of derelict and urban vacant land had been previously used for mineral activity (2,120 hectares), 22% for manufacturing (1,987 hectares) and a further 13% for defence (1,149 hectares).



For urban vacant land, where previous use is known, manufacturing (16%, 262 hectares) had the largest area.

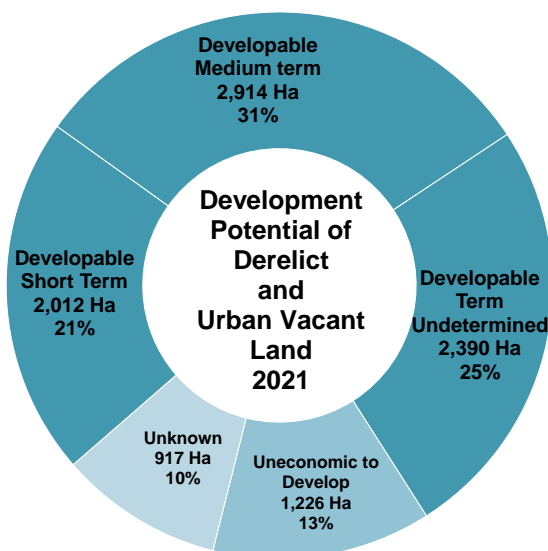
For derelict land the largest area with a known use was for mineral activity (29%, 2,094 hectares).

## Development Potential 2021

7,316 hectares of derelict and urban vacant land, where the development potential was known, was reported to be developable, 77% of total area.

21% of all derelict and urban vacant land was considered developable in the short term - development within five years.

13% 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).



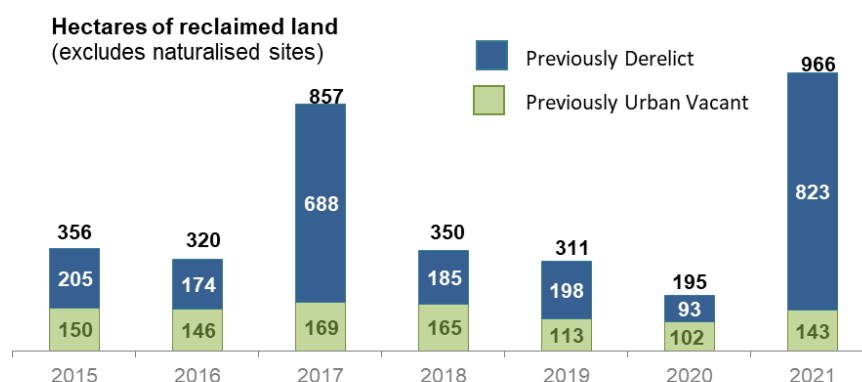
## People's Proximity to Derelict Land in 2021

- Overall in Scotland 27% of the population were estimated to live within 500 metres of a derelict site, though there were differences across the country.
- North Lanarkshire had the highest percentage with 74%. In Na h-Eileanan Siar none of the population lives within 500 metres of a derelict site.

## Area of Derelict and Urban Vacant Land reclaimed or brought back into use 2021

966 hectares of land was reclaimed or brought back into use in 2021.

An additional 1,019 hectares were recorded as naturalised.



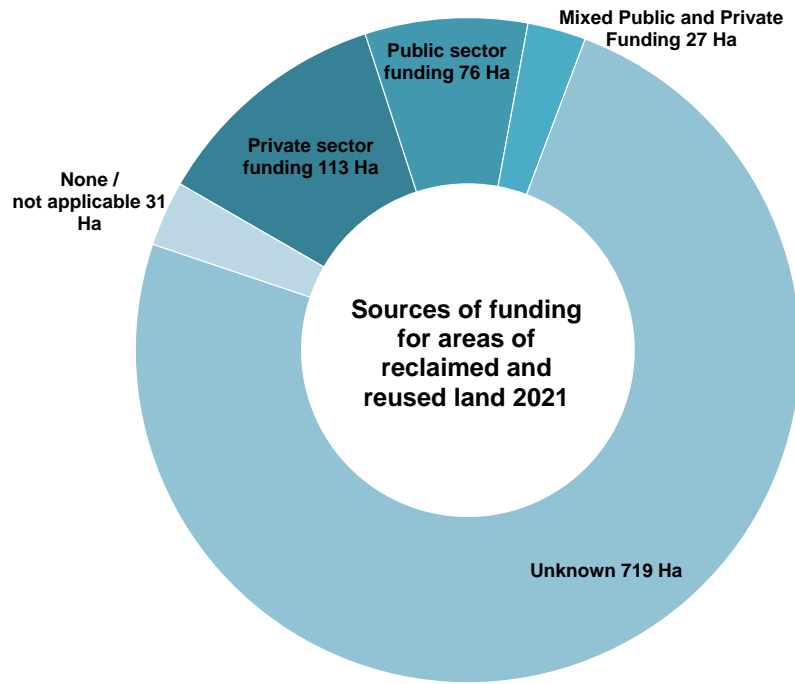
## Uses and funding of land reclaimed or brought back into use 2021

The largest area of land was brought back into use for agriculture at 600 hectares (three sites including two airfields). The most sites were brought back into use for residential purposes (116 sites).

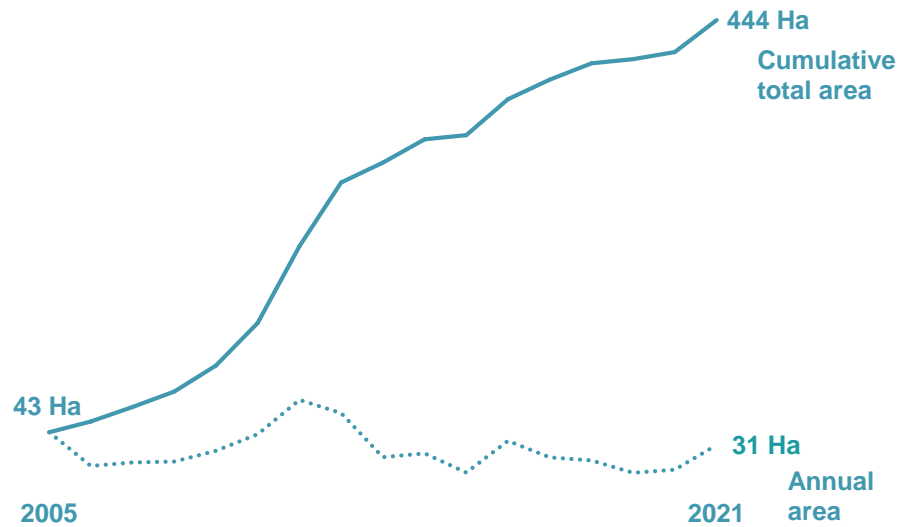


Where the source of funding was known, solely private sector funding was the source for the largest amount of Derelict and Urban Vacant Land brought back into use in 2021 at 113 hectares.

104 hectares of Derelict and Urban Vacant Land brought back into use in 2021 involved some form of public funding, either a full or partial contribution.



Since its inception in 2005/06, the Scottish Government's Vacant and Derelict Land Fund has contributed (either fully or partially) to the reuse of 444 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 publication

A copy of this publication 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. [View the Planning Statistics web page](#)

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. [Download the Scottish Vacant and Derelict Land Survey Guidance Notes \(PDF\)](#).

Information on the uses of the data and the revisions policy are available on our web pages.

[View the Scottish Vacant and Derelict Land Survey Uses of the data web page](#)

[View the Scottish Vacant and Derelict Land Survey revisions policy web page](#)

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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** 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/>.

**2.5** 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.

**2.6** 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 2.

**2.7** 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.

**2.8** 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 2021 survey

**3.1** Dundee City and West Lothian have not updated their survey since 2019, their 2021 figures have been carried over from 2019. Annex Table 5 records local authority annual participation in the survey each year since 2015. Glasgow City conducted a partial survey which recorded some sites as re-used, but no new sites were included. The response rates for any given year should be borne in mind when using and interpreting the figures for authorities not making a return and when interpreting Scotland totals.

**3.2** During the collection of the 2021 survey data some previous survey returns for the years 2015 to 2020 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 2014.

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

### 4. A guide to figures presented in this publication

**4.1** The following is a general guide to the figures presented in this publication including tables, figures, charts and annexes:

A dash (-) will represent zero.

An asterisk (\*) will represent numbers between 0 and 0.5.

All references to 'Area' and 'Size' are measured in hectares.

All references to 'Sites' are numbers.

Some figures may not sum to total due to rounding.

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. Prior to 2011 these sites were classified within the relevant Planning Authority boundary.

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

The latest deprivation information is derived from the Scottish Index of Multiple Deprivation (SIMD) 2020.

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.

**4.2** Survey response rates may differ from year to year and a number of key points should be noted. Details of which authorities this applies to are also shown in this workbook at [Annex D](#).

**4.3** For the 2020 survey eight authorities (Aberdeen City, Dundee City, East Ayrshire, Highland, Loch Lomond and the Trossachs, Orkney Islands, West Dunbartonshire and West Lothian) were unable to complete a survey mainly due to COVID-19 pandemic related restrictions but also staffing issues and results have been rolled over from 2019. These return rates should be borne in mind when using and interpreting the figures for these authorities in the year 2020, when interpreting the Scotland total in 2020 and when comparing 2020 figures to other years.

**4.4** For the 2021 survey two authorities (Dundee City and West Lothian) were unable to submit a return and results have been rolled over from 2019 and one authority (Glasgow City) returned a partial survey which recorded some sites as re-used, but did not add any new sites.

**4.5** Highland did not update their survey since 2015 for the years 2016 to 2020 and the 2015 results were rolled forward. They did update their survey in 2021.

**4.6** The response rates for any given year should be borne in mind when using and interpreting the figures for authorities not making a return and when interpreting Scotland totals.

**4.7** Some Local Authorities reported impacts of the COVID-19 Pandemic on the statistics for 2021. The following details were provided:

### **Dumfries and Galloway**

There have been some problems due to Covid related restrictions and transport difficulties which resulted in a shorter time frame for site inspections to be carried out. As a result it has not been possible to inspect every site this year or to inspect every area for new sites. However the majority of sites have been inspected and some new sites identified.

### **Aberdeenshire**

A desktop review of all existing sites was carried out and site visits made to those where a possible or known change was identified. New sites were identified from looking at planning applications, the housing and employment land audits, consultation with Delivery team colleagues within planning, council property for sale on Aberdeenshire Council web site, news reports and drive by observation.

## North Lanarkshire

The survey this year was carried out on a remote basis for the majority of sites with information on site condition being based upon Google Earth Imagery from July 2021 which gave a reasonable indication of whether any significant changes had occurred on individual sites. In addition development potential and planning status were accurately confirmed through detailed checks with the Council's UNIFORM system which provided accurate information relating to the development status of each site.

While some new sites might be missed by the Surveyor not being actively in the field, remote checks on Demolition Warrants, Aerial Imagery and Planning Decisions ensured that the data is accurate and robust.

## Perth and Kinross

Desk based survey this year. Site visits will be considered next year.

## South Ayrshire

In a departure from normal practice, the survey has been undertaken by desktop means only for 2021, eschewing site visits. This is largely due to sustained resourcing constraints within the planning department, in conjunction with considerable practicality and accessibility issues militating against efficient availability to staff of physical survey resources: e.g. corporate travel, print material, cameras etc. The latter issues are a hallmark of Covid working practices.

Notwithstanding the above, accurate survey completion was achievable via the method deployed - though this capacity itself relied upon more detailed physical knowledge of the sites from recent survey years. Relatedly, the primary shortcoming regarding this return is the increased difficulty in identifying new eligible sites and the dearth of opportunity for same via colleagues' own modified activities. In South Ayrshire's context, this difficulty is mitigated by the limited dereliction dynamics in the district.

## West Dunbartonshire

Dates on or dates off are rounded to the end of the reporting year as it is unclear exactly when the sites came back into use or became vacant in the last 2 years. A number of sites which were noted to have started 19/20 at the last survey return may have come into use before March 2021.

**4.8** These impacts of the COVID-19 Pandemic should be borne in mind when using and interpreting the figures for these authorities in the year 2021, when comparing the 2021 figure to other years and when interpreting the Scotland total for 2021.

**4.9.** It is important to **read any notes** that accompany tables, charts and annexes.

## 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 2021.

**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. A number of sites have been removed from the survey due to their restoration scheme being completed and have become naturalised. The total area of former surface coal mines now is listed at 598 hectares, a reduction of 1,619 hectares (73%) since the initial listing.

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

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

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

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

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

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

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

Site Name	Area						
	2015	2016	2017	2018	2019	2020	2021
Benbain Remainder	194	194	194	194	194	194	194
Benbain Remainder North	138	138	138	138	138	138	138
Chalmerston	41	41	41	41	41	41	41
Chalmerston Backfill	23	23	23	23	23	23	23
Chalmerston Compound	10	10	10	10	10	10	10
Chalmerston Extraction	19	19	19	19	19	19	19
Chalmerston Overburden	8	8	8	8	8	8	8
Chalmerston Processing	11	11	11	11	11	11	11
Chalmerston North	110	110	110	110	110	110	110
Dalfad <b>[Note 3]</b>	164	164	164	164	164	164	-
Darnconner	44	44	44	44	44	44	44
Galawhilste <b>[Note 3]</b>	507	507	507	-	-	-	-
Garleffan 1 and 2 <b>[Note 3]</b>	135	135	135	135	135	135	-
Garleffan South <b>[Note 3]</b>	4	4	4	4	4	4	-
Grievehill <b>[Note 3]</b>	122	122	121	121	121	121	-
Piperhill <b>[Note 3]</b>	133	133	133	133	133	133	-
Powharnal <b>[Note 3]</b>	246	246	246	246	246	246	-
Skares Area D <b>[Note 3]</b>	57	57	57	57	57	57	-
Skares <b>[Note 3]</b>	31	31	31	31	31	31	-
Skares Earthworks <b>[Note 3]</b>	4	4	4	-	-	-	-
Skares Extraction <b>[Note 3]</b>	4	4	4	4	4	4	-
Skares Muir Farm <b>[Note 3]</b>	4	4	4	4	4	4	-
Skares Processing <b>[Note 3]</b>	11	11	11	11	11	11	-
Dunstonhill Patna <b>[Note 1] [Note 2] [Note 3]</b>	197	80	50	-	-	-	-
Dunstonhill Burnfoothill <b>[Note 3]</b>	-	21	-	-	-	-	-
Dunstonhill Lethan Hill <b>[Note 3]</b>	-	3	-	-	-	-	-
Dunstonhill Forest Road <b>[Note 3]</b>	-	-	15	-	-	-	-
<b>Total</b>	<b>2,217</b>	<b>2,124</b>	<b>2,084</b>	<b>1,507</b>	<b>1,507</b>	<b>1,507</b>	<b>598</b>

**General notes** - [at sections 3 and 4 apply](#).

**Specific note 1** - the initial Dunstonhill (Patna) site was split into separate sites in 2016 and further split in 2017.

**Specific note 2** - site size was amended in 2017.

**Specific note 3** - sites were removed from the survey on completion of restoration.

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

**6.1** In 2021 there were 9,459 hectares of derelict and urban vacant land, of which 80% (7,561 hectares) was classified as derelict. Five councils (North Lanarkshire, North Ayrshire, Glasgow, East Ayrshire and Dumfries and Galloway) together contain over 50% of all recorded derelict and urban vacant land.

**Table 2 - Derelict and Urban Vacant Land by Planning Authority, 2021 [Note 20] [Note 24]**

Planning Authority	Area	Derelict Land		Urban Vacant Land			Total		
		Percentage of All Derelict Land	Sites	Area	Percentage of All Urban Vacant Land	Sites	Area	Percentage of All Vacant and Derelict Land	Sites
Aberdeen City	13	*	15	81	4	45	94	1	60
Aberdeenshire	48	1	28	32	2	31	80	1	59
Angus	220	3	24	95	5	40	315	3	64
Argyll and Bute	36	*	8	13	1	23	49	1	31
Clackmannanshire	41	1	12	9	*	11	50	1	23
Dumfries and Galloway	731	10	59	25	1	7	756	8	66
Dundee City	14	*	17	177	9	168	191	2	185
East Ayrshire	825	11	65	44	2	57	869	9	122
East Dunbartonshire	43	1	8	34	2	14	77	1	22
East Lothian	76	1	28	9	1	9	86	1	37
East Renfrewshire	32	*	21	16	1	16	47	*	37
City of Edinburgh	80	1	19	51	3	32	131	1	51
Falkirk	190	3	45	67	4	28	258	3	73
Fife	598	8	156	116	6	51	714	8	207
Glasgow City	515	7	239	364	19	405	880	9	644
Highland	588	8	88	36	2	48	624	7	136
Inverclyde	54	1	41	98	5	50	153	2	91
Loch Lomond and the Trossachs National Park	6	*	6	1	*	2	7	*	8
Midlothian	86	1	31	16	1	13	102	1	44
Moray	7	*	6	7	*	10	14	*	16
Na h-Eileanan Siar	-	-	0	6	*	1	6	*	1
North Ayrshire	1,021	14	101	168	9	98	1,189	13	199
North Lanarkshire	1,204	16	398	151	8	102	1,354	14	500
Orkney Islands	32	*	1		-	-	32	*	1
Perth and Kinross	24	*	46	26	1	15	51	1	61
Renfrewshire	128	2	23	77	4	73	205	2	96
Scottish Borders	31	*	42	14	1	15	45	*	57
Shetland Islands	6	*	6	1	*	2	7	*	8
South Ayrshire	93	1	56	13	1	13	106	1	69
South Lanarkshire	273	4	93	82	4	89	355	4	182
Stirling	108	1	13	14	1	15	122	1	28
West Dunbartonshire	134	2	55	16	1	14	150	2	69
West Lothian	304	4	43	39	2	17	343	4	60
<b>Scotland</b>	<b>7,561</b>	<b>100</b>	<b>1,793</b>	<b>1,898</b>	<b>100</b>	<b>1,514</b>	<b>9,459</b>	<b>100</b>	<b>3,307</b>

**General notes** - [at sections 3 and 4 apply.](#)

**Specific note 20** - Glasgow conducted a partial survey in 2021 and some sites were recorded as re-used but no new sites were added due to difficulty with resource for the survey. Dundee City and West Lothian have not updated their survey since 2019 so no new data is available on new site in 2021. Details of survey return rates back to 2015 are shown at [Annex D](#).

**Specific note 24** - six authorities reported various impacts of the COVID-19 Pandemic on their survey return in 2021. More details are provided at sections 3 and 4. These impacts should be borne in mind when using and interpreting the figures for these authorities in the year 2021, when comparing the 2021 figure to other years and when interpreting the Scotland total for 2021.

**6.2** 3,398 sites were recorded in the 2021 survey. There are ten sites with an area over 100 hectares and together these account for more than a fifth (22%, 2,162 hectares) of all derelict and urban vacant land. All of those sites are derelict and the largest are Eastriggs former Ministry of Defence depot in Dumfries and Galloway (432 hectares), a former explosives factory in Ardeer, North Ayrshire (332 hectares) and the Port of Arderseir in Highland (302 hectares).

In addition, a 160-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 18 hectares of urban vacant and derelict land located within Scotland's National Parks with 39% (7 hectares) in Loch Lomond and the Trossachs (LLTNP) and 61% (11 hectares) in Cairngorms (CNP).

**Table 3 - Derelict and Urban Vacant Land located within Scotland's National Parks, 2021**

	Derelict Land			Urban Vacant Land			Total		
	Area	Percentage All Derelict Land	Sites	Area	Percentage All Vacant Land	Sites	Area	Percentage All Derelict and Vacant Land	Sites
<b>National Park</b>									
Cairngorms	8	55%	7	3	82%	4	11	61%	11
Loch Lomond and the Trossachs	6	45%	6	1	18%	2	7	39%	8
<b>Total</b>	<b>14</b>	<b>100%</b>	<b>13</b>	<b>4</b>	<b>100%</b>	<b>6</b>	<b>18</b>	<b>100%</b>	<b>19</b>

**General notes** - [at sections 3 and 4 apply](#).

**6.4** There are 5,369 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, 2021 [Note 20] [Note 24]**

Strategic Development Plan Area	Derelict Land			Urban Vacant Land			Total		
	Area	Percentage All Derelict Land in Strategic Plan Area	Sites	Area	Percentage All Urban Vacant Land in Strategic Plan Area	Sites	Area	Percentage All Derelict and Urban Vacant Land in Strategic Plan Area	Sites
Aberdeen City & Shire	60	2%	42	113	8%	76	173	3%	118
Clydeplan	2,383	61%	878	838	56%	763	3,221	60%	1,641
SESplan	1,115	29%	276	239	16%	131	1,353	25%	407
TAYplan	318	8%	129	304	20%	229	622	12%	358
<b>Total</b>	<b>3,875</b>	<b>100%</b>	<b>1325</b>	<b>1,494</b>	<b>100%</b>	<b>1,199</b>	<b>5,369</b>	<b>100%</b>	<b>2,524</b>

**General notes** - [at sections 3 and 4 apply](#).

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new data is available on new site in 2021. Details of survey return rates back to 2015 are shown at [Annex D](#).

**Specific note 24** – some authorities reported various impacts of the COVID-19 Pandemic on their survey return in 2021. More details are provided at sections 3 and 4. These impacts should be borne in mind when using and interpreting the figures for these authorities in the year 2021, when comparing the 2021 figure to other years and when interpreting the Scotland total for 2021.

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.

**6.5** There has been a net decrease of 1,809 hectares (16%) in Scotland's total amount of derelict and urban vacant land, from 11,268 hectares in 2020 to 9,459 hectares in 2021. The decrease has been driven by the reclaiming and naturalisation some large formerly derelict sites. Note, however, that some councils were unable to conduct a full survey due to the impact of the Covid pandemic and have not added new sites. There was a more gradual downward trend from 2015 to 2019 showing a decrease of 15% over four years.

**6.6** Most councils had decreases in levels of recorded derelict and urban vacant land since 2015, including Renfrewshire (down 78%), East Ayrshire (down 66%) and Highland (down 53%). Nine councils recorded more in 2021 than they did in 2015, including Aberdeen City with a 148% increase and Angus with a 92% increase.

**6.7** Particular care should be taken when interpreting the data for 2020 as eight authorities were unable to complete a survey return mainly due to COVID-19 Pandemic related restrictions and results have been rolled over from 2019. This will affect the figures for each of these authorities, the Scotland total and any comparison with other years. More detailed information on this is presented in [section 4](#) of the publication and in the notes accompanying tables, chart and annexes.

**Table 5 - Total Derelict and Urban Vacant Land by Planning Authority, 2015-2021**  
 [Note 4] [Note 5] [Note 20] [Note 22] [Note 23] [Note 24]

Planning Authority	Total Derelict and Urban Vacant Land Area							Percentage Change 2015- 2021
	2015	2016	2017	2018	2019	2020	2021	
Aberdeen City	38	38	37	44	55	55	94	148%
Aberdeenshire	71	79	80	79	76	73	80	12%
Angus	164	142	144	281	321	314	315	92%
Argyll and Bute	59	58	58	58	56	50	49	-18%
Clackmannanshire	32	74	64	57	52	50	50	56%
Dumfries and Galloway	483	485	340	340	343	766	756	57%
Dundee City	215	204	182	184	191	191	191	-11%
East Ayrshire	2,544	2,460	2,404	1,813	1,804	1,804	869	-66%
East Dunbartonshire	71	77	76	69	68	62	77	9%
East Lothian	91	95	92	88	88	86	86	-5%
East Renfrewshire	55	55	51	52	50	47	47	-14%
City of Edinburgh	184	168	178	165	151	143	131	-29%
Falkirk	200	246	286	277	258	255	258	29%
Fife	744	741	743	740	721	725	714	-4%
Glasgow City	1,148	1,114	1,072	1,008	957	940	880	-23%
Highland	1,342	1,342	1,342	1,342	1,342	1,342	624	-53%
Inverclyde	163	160	156	155	151	156	153	-7%
Loch Lomond and the Trossachs National Park	27	27	27	7	7	7	7	-75%
Midlothian	203	195	125	124	124	122	102	-50%
Moray	15	15	15	16	15	15	14	-4%
Na h-Eileanan Siar	10	9	9	8	8	8	6	-41%
North Ayrshire	1,346	1,341	1,346	1,279	1,187	1,195	1,189	-12%
North Lanarkshire	1,278	1,243	1,298	1,361	1,387	1,371	1,354	6%
Orkney Islands	39	39	39	32	32	32	32	-18%
Perth and Kinross	73	65	59	59	60	53	51	-30%
Renfrewshire	913	860	272	255	231	223	205	-78%
Scottish Borders	71	71	66	63	63	51	45	-37%
Shetland Islands	6	6	7	7	7	7	7	14%
South Ayrshire	107	106	105	118	128	127	106	-1%
South Lanarkshire	462	411	422	390	377	367	355	-23%
Stirling	155	143	140	136	136	123	122	-21%
West Dunbartonshire	182	171	165	168	163	163	150	-18%
West Lothian	420	420	420	341	343	343	343	-18%
<b>Scotland</b>	<b>12,909</b>	<b>12,659</b>	<b>11,818</b>	<b>11,116</b>	<b>10,953</b>	<b>11,268</b>	<b>9,459</b>	<b>-27%</b>

**General notes** - [at sections 3 and 4 apply.](#)

**Specific note 4** - during 2021, historical data for the years 2015-2020 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 2000-2014.

**Specific note 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.

**Specific note 20** - Glasgow conducted a partial survey in 2021 and some sites were recorded as re-used but no new sites were added due to difficulty with resource for the survey. Dundee City and West Lothian have not updated their survey since 2019 so no new data is available on new site in 2021. Details of survey return rates back to 2015 are shown at [Annex D](#).

**Specific note 22** - most of the decrease in derelict land in 2021 has been due to the restoration and naturalisation of 11 former coal mining sites in East Ayrshire accounting for

909 hectares. Also two large airfields in Highland have been reclaimed for agriculture and together account for 599 hectares.

**Specific note 23** - For the 2020 survey eight authorities (Aberdeen City, Dundee City, East Ayrshire, Highland, Loch Lomond and the Trossachs, Orkney Islands, West Dunbartonshire and West Lothian) were unable to complete a survey mainly due to COVID-19 Pandemic related restrictions but also staffing issues and results have been rolled over from 2019. These return rates should be borne in mind when using and interpreting the figures for these authorities in the year 2020, when interpreting the Scotland total in 2020 and when comparing the 2020 figures to other years.

**Specific note 24** - six authorities reported various impacts of the COVID-19 Pandemic on their survey return in 2021. More details are provided at sections 3 and 4. These impacts should be borne in mind when using and interpreting the figures for these authorities in the year 2021, when comparing the 2021 figure to other years and when interpreting the Scotland total for 2021.

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

**7.1** 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. Particular care should be taken when interpreting the data for 2020 as eight authorities were unable to complete a survey return mainly due to COVID-19 Pandemic related restrictions and results have been rolled over from 2019. This will affect the figures for each of these authorities, the Scotland total and any comparison with other years. More detailed information on this is presented in [section 4](#) of the publication and in the notes accompanying tables, chart and annexes.

**7.2** There has been a decrease in derelict land of 28% since 2015. The biggest fall has been in 2021 with a decrease of 1,719 hectares ([Table 6](#)). Most of the decrease in 2021 has been due to the restoration and naturalisation of 11 coal mining sites in East Ayrshire ([Table 1](#)) accounting for 909 hectares. Also two large airfields in Highland have been reclaimed for agriculture and together account for 599 hectares.

**7.3** Some councils have seen large decreases in derelict land since 2015, Renfrewshire had a decrease of 83%. Clackmannanshire has seen a large percentage increase since 2015, but this is due to the small amount of derelict land in the base year of 2015.

**7.4** The five councils with the largest amount of derelict land in 2021 are North Lanarkshire (1,204 ha), North Ayrshire (1,021 ha), East Ayrshire (825 ha), Dumfries and Galloway (731 ha) and Fife (598 ha). Together these councils account for more than half (58%) of all derelict land recorded in 2021.

**7.5** The largest derelict sites recorded in the 2021 survey include:

- Eastriggs former Ministry of Defence depot in Dumfries and Galloway (432 hectares)
- A former explosives factory in Ardeer, North Ayrshire (332 hectares)
- The Port of Arderseir in Highland (302 hectares)

**Table 6 - Total Derelict Land by Planning Authority, 2015-2021**  
**[Note 4] [Note 5] [Note 20] [Note 22] [Note 23] [Note 24]**

Planning Authority	Total Derelict Land Area							Percentage Change 2015-2021
	2015	2016	2017	2018	2019	2020	2021	
Aberdeen City	21	16	13	13	13	13	13	-41%
Aberdeenshire	34	38	45	43	42	41	48	40%
Angus	112	100	94	229	223	219	220	97%
Argyll and Bute	37	37	37	38	38	36	36	-3%
Clackmannanshire	12	54	48	46	41	41	41	235%
Dumfries and Galloway	475	477	321	321	314	740	731	54%
Dundee City	16	16	14	17	14	14	14	-12%
East Ayrshire	2,480	2,386	2,324	1,736	1,736	1,736	825	-67%
East Dunbartonshire	61	67	69	43	43	43	43	-30%
East Lothian	76	76	79	78	79	76	76	1%
East Renfrewshire	36	36	34	34	34	32	32	-12%
City of Edinburgh	96	96	91	88	87	86	80	-17%
Falkirk	108	163	210	208	194	185	190	76%
Fife	612	615	614	611	600	605	598	-2%
Glasgow City	641	640	621	580	530	541	515	-20%
Highland	1,276	1,276	1,276	1,276	1,276	1,276	588	-54%
Inverclyde	28	82	81	83	59	55	54	95%
Loch Lomond and the Trossachs								
National Park	25	25	25	6	6	6	6	-76%
Midlothian	189	183	110	110	102	100	86	-55%
Moray	8	7	7	7	7	7	7	-16%
Na h-Eileanan Siar	1	1	1	*	*	-	-	-100%
North Ayrshire	1,129	1,127	1,147	1,098	1,011	1,027	1,021	-10%
North Lanarkshire	1,120	1,086	1,141	1,204	1,218	1,211	1,204	8%
Orkney Islands	39	39	39	32	32	32	32	-18%
Perth and Kinross	32	27	21	22	24	24	24	-25%
Renfrewshire	748	708	173	160	149	138	128	-83%
Scottish Borders	49	49	46	45	46	37	31	-36%
Shetland Islands	5	5	6	6	6	6	6	29%
South Ayrshire	75	81	81	96	110	109	93	24%
South Lanarkshire	340	296	306	296	291	282	273	-20%
Stirling	122	108	108	108	110	109	108	-12%
West Dunbartonshire	167	157	149	152	148	148	134	-20%
West Lothian	346	346	346	304	304	304	304	-12%
<b>Scotland</b>	<b>10,516</b>	<b>10,420</b>	<b>9,676</b>	<b>9,091</b>	<b>8,887</b>	<b>9,280</b>	<b>7,561</b>	<b>-28%</b>

**General notes** - [at sections 3 and 4 apply.](#)

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909 hectares. Also two large airfields in Highland have been reclaimed for agriculture and together account for 599 hectares.

**Specific note 23** - For the 2020 survey eight authorities (Aberdeen City, Dundee City, East Ayrshire, Highland, Loch Lomond and the Trossachs, Orkney Islands, West Dunbartonshire and West Lothian) were unable to complete a survey mainly due to COVID-19 Pandemic related restrictions but also staffing issues and results have been rolled over from 2019. These return rates should be borne in mind when using and interpreting the figures for these authorities in the year 2020, when interpreting the Scotland total in 2020 and when comparing the 2020 figures to other years.

**Specific note 24** - six authorities reported various impacts of the COVID-19 Pandemic on their survey return in 2021. More details are provided at sections 3 and 4. These impacts should be borne in mind when using and interpreting the figures for these authorities in the year 2021, when comparing the 2021 figure to other years and when interpreting the Scotland total for 2021.

**7.6** 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 54% of the area in the countryside.

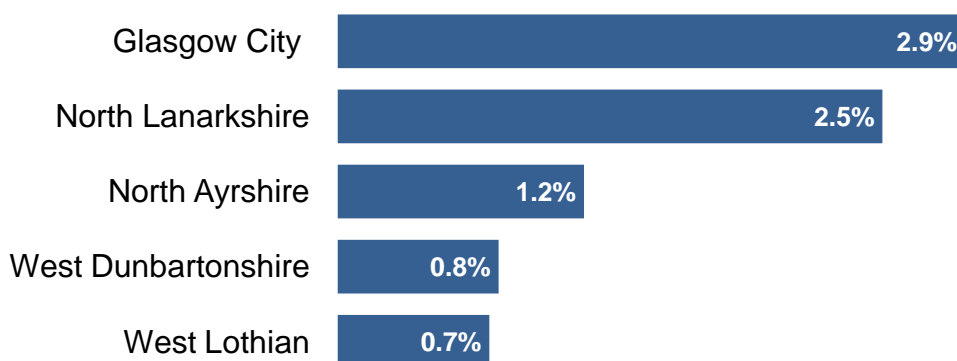
**7.7** North Lanarkshire has the largest number of settlement-based derelict sites with 313 recorded in 2021 and the largest amount of derelict land recorded within settlements in 2021 (816 hectares).

**7.8** North Lanarkshire also has the largest number of countryside-based derelict sites with 85 (388 hectares) recorded in 2021. However, the largest area of derelict land in the countryside is in Dumfries and Galloway (776 hectares).

**7.9** The average size of a derelict site in Scotland is 4 hectares. The average size of a countryside site is 10 hectares, while the average size of a settlement-based derelict site is 3 hectares.

**7.10** 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, 2021 [Note 20] [Note 24]**



**General notes** - [at sections 3 and 4 apply](#).

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Land areas were derived from the latest local authority boundaries produced by Ordnance Survey.

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**Table 7 - Location and average size of Derelict Sites by Planning Authority, 2021 [Note 20] [Note 24]**

Planning Authority	Area	In Settlement			Site size		In Countryside					Total	
		Percentage of authority's Derelict Land in settlements	Sites	Average Site Size	Percentage of Scottish derelict land in settlements	Area	Percentage of authority's Derelict Land in countryside	Sites	Average Site Size	Percentage of Scottish Derelict Land in countryside	Area	Sites	Average Site Size
Aberdeen City	13	100	15	1	*	-	-	-	-	-	13	15	1
Aberdeenshire	33	70	25	1	1	14	30	3	5	*	48	28	2
Angus	10	4	12	1	*	210	96	12	17	5	220	24	9
Argyll and Bute	8	22	6	1	*	28	78	2	14	1	36	8	4
Clackmannanshire	5	13	9	1	*	36	87	3	12	1	41	12	3
Dumfries and Galloway	504	69	46	11	14	226	31	13	17	6	731	59	12
Dundee City	14	100	17	1	*	-	-	-	-	-	14	17	1
East Ayrshire	49	6	30	2	1	776	94	35	22	19	825	65	13
East Dunbartonshire	2	4	2	1	*	41	96	6	7	1	43	8	5
East Lothian	21	27	10	2	1	56	73	18	3	1	76	28	3
East Renfrewshire	30	95	20	1	1	2	5	1	2	*	32	21	2
City of Edinburgh	78	98	18	4	2	2	2	1	2	*	80	19	4
Falkirk	142	75	32	4	4	48	25	13	4	1	190	45	4
Fife	209	35	102	2	6	389	65	54	7	10	598	156	4
Glasgow City	479	93	234	2	14	36	7	5	7	1	515	239	2
Highland	133	23	58	2	4	454	77	30	15	11	588	88	7
Inverclyde	54	100	41	1	2	-	-	-	-	-	54	41	1
Loch Lomond and the Trossachs National Park	3	41	5	1	*	4	59	1	4	*	6	6	1
Midlothian	55	64	20	3	2	30	36	11	3	1	86	31	3
Moray	7	100	6	1	*	-	-	-	-	-	7	6	1
Na h-Eileanan Siar	-	-	-	-	-	-	-	-	-	-	-	-	-
North Ayrshire	335	33	78	4	10	687	67	23	30	17	1,021	101	10
North Lanarkshire	816	68	313	3	23	388	32	85	5	10	1,204	398	3
Orkney Islands	-	-	-	-	-	32	100	1	32	1	32	1	32
Perth and Kinross	11	44	17	1	*	14	56	29	*	*	24	46	1
Renfrewshire	41	32	21	2	1	87	68	2	44	2	128	23	6
Scottish Borders	26	83	40	1	1	5	17	2	3	*	31	42	1
Shetland Islands	1	14	1	1	*	6	86	5	1	*	6	6	1
South Ayrshire	74	79	49	2	2	19	21	7	3	*	93	56	2
South Lanarkshire	126	46	70	2	4	147	54	23	6	4	273	93	3
Stirling	5	5	4	1	*	103	95	9	11	3	108	13	8
West Dunbartonshire	133	100	54	2	4	*	*	1	*	*	134	55	2
West Lothian	67	22	15	4	2	237	78	28	8	6	304	43	7
<b>Scotland</b>	<b>3,483</b>	<b>46</b>	<b>1,370</b>	<b>3</b>	<b>100</b>	<b>4,078</b>	<b>54</b>	<b>423</b>	<b>10</b>	<b>100</b>	<b>7,561</b>	<b>1,793</b>	<b>4</b>

**General notes** - [at sections 3 and 4 apply](#).

**Specific note 20** - Glasgow conducted a partial survey in 2021 and some sites were recorded as re-used but no new sites were added due to difficulty with resource for the survey. Dundee City and West Lothian have not updated their survey since 2019 so no new data is available on new site in 2021. Details of survey return rates back to 2015 are shown at [Annex D](#).

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**7.11** There were 617 sites listed with building remains as the single issue needing action before any new development. The category with the largest area is listed as having both building remains and possible left over chemicals/substances – 1,578 hectares (25% of total area) across 210 sites.

**Table 8 - Derelict Land Characteristics, 2021 [Note 20] [Note 24]**

Derelict Characteristics	Area	Percentage of Derelict Land with known characteristics	Sites
Building remains	714	11%	617
Possible left over chemicals/substances	685	11%	225
Abandoned physical material (stone deposits, rubble etc.)	521	8%	150
Building remains and possible left over chemicals/substances	1,578	25%	210
Building remains and abandoned physical material (stone deposits, rubble etc.)	432	7%	135
Possible left over chemicals/substances and rubble, stone deposits and other material	1,166	18%	109
Building remains, possible left over chemicals/substances and abandoned physical material (stone deposits, rubble etc.)	1,314	21%	73
<b>Total Derelict Land with known characteristics</b>	<b>6,411</b>	<b>100</b>	<b>1,519</b>
Unknown	1,150	Not applicable	274
<b>Total Derelict Land</b>	<b>7,561</b>	<b>Not applicable</b>	<b>1,793</b>

**General notes** - [at sections 3 and 4 apply.](#)

**Specific note 20** - Glasgow conducted a partial survey in 2021 and some sites were recorded as re-used but no new sites were added due to difficulty with resource for the survey. Dundee City and West Lothian have not updated their survey since 2019 so no new data is available on new site in 2021. Details of survey return rates back to 2015 are shown at [Annex D](#).

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## **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** 27.2% 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 48.8% living at least 1,000 metres from a derelict site (Table 9).

**8.3** People's proximity to derelict land varies significantly by authority. The councils with the highest proportion of their population living within 500m of derelict land are North Lanarkshire (73.7%), Glasgow City (55.5%) and Inverclyde (53.1%) whereas the figure for City of Edinburgh is 5.6%. In Na h-Eileanan Siar none of the population lives within 500 metres of a derelict site.

**8.4** In 2015, an estimated 29.7% of Scotland's population lived within 500 metres of a derelict site. This has decreased to 27.2% in 2021 (Table 10).

**8.5** 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.

**8.6** From 2013, long term derelict sites have been considered to be those recorded as derelict prior to 2001. For the years 2015 to 2021 the percentage of Scotland's population that were estimated to live within 500 metres of a site that was long term derelict fell by 2.2 percentage points from 2015 to 2021 to 13.5%.

**8.7** 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 (36.8%), North Lanarkshire (30.7%) and Inverclyde (30.0%).

**Table 9 - Estimated percentage of local authority population living within various distances of Derelict Land, 2021 [Note 20] [Note 24]**

Planning Authority	Population	Distance from Derelict Land		
		Less than 500 meters	500 meters to less than 1,000 meters	1,000 meters or further
Aberdeen City	229,060	22.6	20.9	56.6
Aberdeenshire	260,780	9.3	11.7	79.0
Angus	115,820	20.2	22.4	57.3
Argyll and Bute	85,430	5.0	7.4	87.7
Clackmannanshire	51,290	27.5	34.5	38.0
Dumfries and Galloway	148,290	25.7	24.6	49.6
Dundee City	148,820	31.2	40.8	27.9
East Ayrshire	121,600	18.0	22.5	59.4
East Dunbartonshire	108,750	3.1	15.6	81.3
East Lothian	107,900	18.0	27.1	54.8
East Renfrewshire	96,060	23.1	27.2	49.8
City of Edinburgh	527,620	5.6	14.8	79.6
Falkirk	160,560	23.4	35.0	41.6
Fife	374,130	28.6	28.7	42.6
Glasgow City	635,640	55.5	35.0	9.5
Highland	235,430	10.9	15.2	73.9
Inverclyde	77,060	53.1	29.1	17.8
Midlothian	93,150	30.7	34.0	35.3
Moray	95,710	6.6	14.5	78.9
Na h-Eileanan Siar	26,500	0.0	0.0	100.0
North Ayrshire	134,250	42.3	33.3	24.4
North Lanarkshire	341,140	73.7	22.7	3.7
Orkney Islands	22,400	0.1	0.0	99.8
Perth and Kinross	151,910	13.2	25.6	61.1
Renfrewshire	179,390	21.3	29.6	49.1
Scottish Borders	115,240	32.7	14.6	52.7
Shetland Islands	22,870	0.8	4.5	94.7
South Ayrshire	112,140	37.3	25.2	37.5
South Lanarkshire	320,820	19.7	23.8	56.6
Stirling	94,080	7.7	11.8	80.5
West Dunbartonshire	88,340	52.5	35.2	12.3
West Lothian	183,820	14.6	21.4	63.9
<b>Scotland</b>	<b>5,466,000</b>	<b>27.2</b>	<b>24.0</b>	<b>48.8</b>

**General notes** - [at sections 3 and 4 apply.](#)

**Specific note 20** - Glasgow conducted a partial survey in 2021 and some sites were recorded as re-used but no new sites were added due to difficulty with resource for the survey. Dundee City and West Lothian have not updated their survey since 2019 so no new data is available on new site in 2021. Details of survey return rates back to 2015 are shown at [Annex D](#).

**Specific note 24** - six authorities reported various impacts of the COVID-19 Pandemic on their survey return in 2021. More details are provided at sections 3 and 4. These impacts should be borne in mind when using and interpreting the figures for these authorities in the

year 2021, when comparing the 2021 figure to other years and when interpreting the Scotland total for 2021.

**Table 10 – Estimated percentage of local authority population living within 500m of derelict land, 2015-2021 [Note 20] [Note 21] [Note 24]**

Planning Authority	Percentage of population within 500 meters of any Derelict site						Percentage of population within 500 meters of long term Derelict site					
	2015	2016	2017	2018	2019	2021	2015	2016	2017	2018	2019	2021
Aberdeen City	26.4	26.6	24.4	23.3	23.5	22.6	7.7	7.7	7.6	5.0	4.8	4.1
Aberdeenshire	6.8	8.2	10.2	11.1	10.5	9.3	1.0	*	*	0.7	0.7	0.7
Angus	18.9	21.1	19.2	19.1	18.3	20.2	11.7	12.0	9.7	9.6	9.0	8.6
Argyll and Bute	8.9	9.2	9.0	8.5	8.5	5.0	5.8	6.0	5.9	5.8	5.9	2.0
Clackmannanshire	35.0	36.0	34.1	28.5	27.5	27.5	13.0	6.6	9.1	9.2	-	9.7
Dumfries and Galloway	8.7	8.6	21.4	21.3	21.4	25.7	2.4	2.4	3.5	3.5	3.4	5.9
Dundee City	31.4	31.9	28.8	32.5	31.1	31.2	12.3	12.2	12.2	16.5	14.7	14.8
East Ayrshire	28.0	28.2	26.2	22.8	21.0	18.0	10.4	10.5	8.8	8.7	8.5	6.3
East Dunbartonshire	16.4	19.4	19.6	7.7	7.7	3.1	15.1	15.1	15.2	7.6	7.7	1.7
East Lothian	17.9	17.9	17.6	17.0	19.2	18.0	13.2	13.2	12.8	7.3	7.3	6.7
East Renfrewshire	22.3	22.6	22.0	21.8	21.8	23.1	13.2	12.3	12.2	12.0	11.9	10.7
City of Edinburgh	13.7	13.0	7.5	7.5	7.3	5.6	2.7	2.9	3.0	3.0	2.7	2.6
Falkirk	13.0	24.3	25.1	27.1	26.0	23.4	9.9	11.6	13.3	10.4	13.1	12.8
Fife	27.9	29.6	29.1	30.0	29.5	28.6	11.0	9.7	12.5	12.3	12.1	12.7
Glasgow City	61.8	61.1	61.7	60.1	54.7	55.5	40.6	40.0	40.0	39.4	36.7	36.8
Highland	12.6	12.5	12.5	12.5	12.5	10.9	9.8	9.6	9.7	9.7	9.7	7.9
Inverclyde	35.0	54.0	56.0	60.1	57.5	53.1	22.8	32.6	33.3	33.2	33.3	30.0
Midlothian	36.4	36.7	20.4	19.2	27.3	30.7	29.0	27.9	17.0	10.7	10.9	8.7
Moray	15.0	9.3	9.2	9.2	7.7	6.6	2.5	-	-	-	-	-
Na h-Eileanan Siar	4.7	4.6	4.5	1.6	1.6	-	3.9	3.8	3.8	1.6	1.6	-
North Ayrshire	39.5	39.3	39.7	43.5	41.7	42.3	21.0	20.8	20.8	18.3	18.4	15.9
North Lanarkshire	73.5	73.4	75.8	74.6	75.2	73.7	34.0	34.6	33.6	32.4	32.9	30.7
Orkney Islands	0.6	0.6	1.0	*	*	*	0.6	0.6	1.0	*	*	*
Perth and Kinross	15.2	14.8	12.8	9.9	13.2	13.2	5.4	4.7	4.5	3.6	3.4	3.4
Renfrewshire	30.9	31.2	26.3	25.9	23.0	21.3	21.2	21.5	17.3	15.0	15.0	13.2
Scottish Borders	38.4	40.2	38.9	39.1	39.3	32.7	22.8	22.5	20.4	20.2	20.2	19.6
Shetland Islands	0.8	0.9	0.9	0.9	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.7
South Ayrshire	30.9	33.0	32.5	37.7	39.0	37.3	16.2	20.4	20.5	20.7	19.3	17.3
South Lanarkshire	27.9	26.7	28.9	26.5	24.8	19.7	13.1	12.7	13.5	13.4	12.2	10.3
Stirling	9.7	7.2	7.2	5.7	7.4	7.7	4.9	3.6	3.5	3.1	4.5	5.1
West Dunbartonshire	64.0	61.7	57.5	57.9	57.3	52.5	42.3	40.5	39.6	38.3	37.8	37.8
West Lothian	20.0	20.1	19.9	14.6	14.7	14.6	9.9	9.9	9.8	8.8	8.8	8.7
<b>Scotland</b>	<b>29.7</b>	<b>30.3</b>	<b>29.8</b>	<b>29.1</b>	<b>28.4</b>	<b>27.2</b>	<b>15.7</b>	<b>15.6</b>	<b>15.4</b>	<b>14.9</b>	<b>14.4</b>	<b>13.5</b>

**General notes** - [at sections 3 and 4 apply](#).

**Specific note 20** - Glasgow conducted a partial survey in 2021 and some sites were recorded as re-used but no new sites were added due to difficulty with resource for the survey. Dundee City and West Lothian have not updated their survey since 2019 so no new data is available on new site in 2021. Details of survey return rates back to 2015 are shown at [Annex D](#).

**Specific note 21** - analysis of distance of population to derelict land was not carried out in 2020 due to the lower rate of survey returns during the Covid pandemic. The dotted line indicates that there is a break in the series between 2019 and 2021.

**Specific note 24** - six authorities reported various impacts of the COVID-19 Pandemic on their survey return in 2021. More details are provided at sections 3 and 4. These impacts should be borne in mind when using and interpreting the figures for these authorities in the year 2021, when comparing the 2021 figure to other years and when interpreting the Scotland total for 2021.

## 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)). The SIMD identifies small area concentrations of multiple deprivation across all of Scotland. It contains 33 indicators across seven domains: Income, Employment, Health, Education, Skills and Training, Geographic Access to Services, Crime and Housing. SIMD 2020 was used for 2021, but earlier releases of SIMD have been used for earlier years. Particular care should be taken when interpreting the data for 2020 as eight authorities were unable to complete a survey return mainly due to COVID-19 Pandemic related restrictions and results have been rolled over from 2019. This will affect the figures for each of these authorities, the Scotland total and any comparison with other years. More detailed information on this is presented in [section 4](#) of the publication and in the notes accompanying tables, chart and annexes.

**9.2** Over the years 2015 to 2019 there was a gradual decline in the area of derelict and urban vacant land within the 15% most deprived data zones. There was a marked decrease in 2020 and in 2021 there were 1,049 hectares in the most deprived data zones, 14% of all derelict and urban vacant land (Table 11).

**9.3** Nearly half (49%) of all derelict and urban vacant land located within the 15% most deprived data zones is in Glasgow City. Throughout the period 2015-2021 Glasgow City had the largest amount of derelict and urban vacant land located within the 15% most deprived data zones.

**9.4** 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).

**9.5** Analysis for 2021 used 2020 mid-year population estimates and SIMD 2020 was used for the years 2020 and 2021. Comparisons earlier years should be made with caution as previous years based on earlier versions of the SIMD.

**Table 11 - Derelict and Urban Vacant Land located within the 15% most deprived data zones, 2015-2021 [Note 5] [Note 6] [Note 23] [Note 24]**

Planning Authority	Percentage of Planning Authority Datasozones within Scotland's 15 Per Cent most deprived SIMD		2015		2016		2017		2018		2019		2020		2021	
	Area of Vacant & Derelict Land	Sites	Area of Vacant & Derelict Land	Sites	Area of Vacant & Derelict Land	Sites	Area of Vacant & Derelict Land	Sites	Area of Vacant & Derelict Land	Sites	Area of Vacant & Derelict Land	Sites	Area of Vacant & Derelict Land	Sites	Area of Vacant & Derelict Land	Sites
	Land		Land		Land		Land		Land		Land		Land		Land	
Aberdeen City	5	4	3	2	2	2	3	2	3	2	3	2	3	2	3	4
Aberdeenshire	1	1	4	1	4	1	4	1	4	1	4	4	6	4	4	6
Angus	4	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1
Argyll and Bute	9	3	7	2	6	2	5	2	5	2	5	3	6	2	2	6
Clackmannanshire	7	3	5	4	5	3	4	3	4	3	4	4	6	4	4	6
Dumfries and Galloway	31	-	-	-	-	-	-	-	-	-	-	8	1	8	1	-
Dundee City	22	77	95	70	85	60	80	61	79	60	79	80	86	80	86	86
East Ayrshire	3	309	27	309	27	308	27	306	20	299	18	26	12	13	11	-
East Dunbartonshire	2	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1
East Lothian	3	-	-	-	-	-	-	-	-	-	-	1	2	1	2	-
East Renfrewshire	8	3	5	3	5	3	5	2	4	2	3	1	1	1	1	1
City of Edinburgh	18	18	8	16	8	16	8	11	5	9	6	5	5	1	2	-
Falkirk	11	16	6	14	6	18	6	18	7	17	5	5	4	4	3	-
Fife	15	59	34	51	31	56	33	55	31	53	31	54	37	51	32	-
Glasgow City	39	705	535	681	515	659	502	616	476	586	454	555	436	516	414	-
Highland	7	4	11	4	11	4	11	4	11	4	11	5	14	2	7	-
Inverclyde	37	46	65	43	62	40	55	44	57	41	53	39	51	37	49	-
Midlothian	4	4	3	4	2	3	1	3	1	3	1	3	1	-	-	-
Moray	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Na h-Eileanan Siar	*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
North Ayrshire	27	123	54	118	53	119	53	114	47	111	45	89	42	90	44	-
North Lanarkshire	24	89	109	86	105	104	106	98	107	101	110	50	79	52	78	-
Orkney Islands	*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Perth and Kinross	4	-	-	*	1	*	1	*	2	*	2	*	2	*	2	-
Renfrewshire	22	63	64	63	64	45	48	42	42	36	38	37	38	36	38	-
Scottish Borders	5	6	8	6	8	5	7	3	5	3	5	4	5	4	5	-
Shetland Islands	*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
South Ayrshire	13	3	5	3	5	3	6	4	7	5	12	6	10	6	10	-
South Lanarkshire	14	83	65	73	61	73	59	68	53	71	56	75	59	73	56	-
Stirling	7	12	11	15	11	14	11	14	10	14	9	7	6	6	6	-
West Dunbartonshire	31	57	28	49	24	50	23	52	22	51	22	59	26	53	28	-
West Lothian	8	3	2	3	2	3	2	*	1	*	1	*	1	*	1	-
<b>Scotland</b>		<b>1,690</b>	<b>1,154</b>	<b>1,619</b>	<b>1,103</b>	<b>1,591</b>	<b>1,060</b>	<b>1,525</b>	<b>1,003</b>	<b>1,477</b>	<b>977</b>	<b>1,123</b>	<b>942</b>	<b>1,050</b>	<b>901</b>	



**General notes** - [at sections 3 and 4 apply.](#)

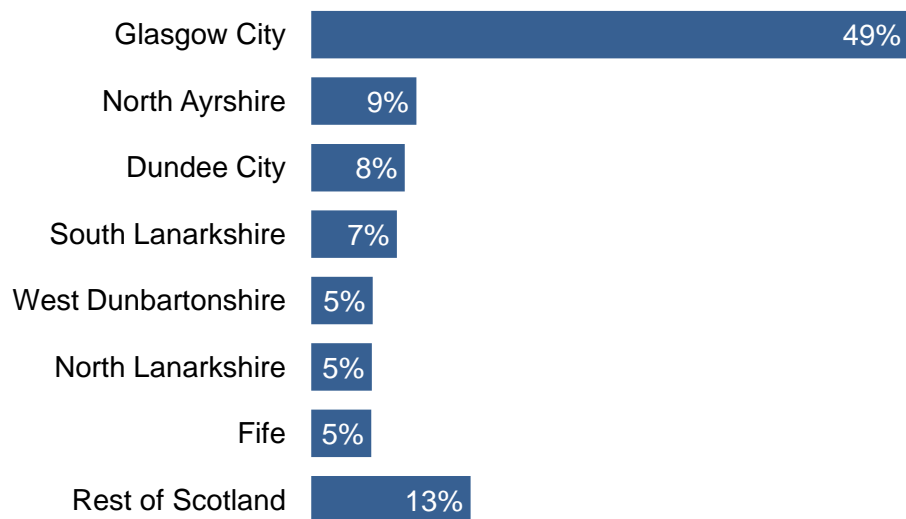
**Specific note 5** - previous SVDLS bulletins have used different base years for percentage change and so these percentages should not be compared with those in previous bulletins.

**Specific note 6** - Different releases of SIMD are used. In 2015, SIMD 2012 was used, for 2016 to 2019 SIMD 2016 was used and in 2021 SIMD 2020 has been used and direct comparison should not be made to years where a different release of SIMD has been used.

**Specific note 23** - For the 2020 survey eight authorities (Aberdeen City, Dundee City, East Ayrshire, Highland, Loch Lomond and the Trossachs, Orkney Islands, West Dunbartonshire and West Lothian) were unable to complete a survey mainly due to COVID-19 Pandemic related restrictions but also staffing issues and results have been rolled over from 2019. These return rates should be borne in mind when using and interpreting the figures for these authorities in the year 2020, when interpreting the Scotland total in 2020 and when comparing the 2020 figures to other years.

**Specific note 24** - six authorities reported various impacts of the COVID-19 Pandemic on their survey return in 2021. More details are provided at sections 3 and 4. These impacts should be borne in mind when using and interpreting the figures for these authorities in the year 2021, when comparing the 2021 figure to other years and when interpreting the Scotland total for 2021.

**Chart 2 - Percentage of Derelict and Urban Vacant Land within the 15% most deprived data zones, 2021 [Note 20] [Note 24]**



**General notes** - [at sections 3 and 4 apply.](#)

**Specific note 20** - Glasgow conducted a partial survey in 2021 and some sites were recorded as re-used but no new sites were added due to difficulty with resource for the survey. Dundee City and West Lothian have not updated their survey since 2019 so no new data is available on new site in 2021. Details of survey return rates back to 2015 are shown at [Annex D](#).

**Specific note 24** - some authorities reported various impacts of the COVID-19 Pandemic on their survey return in 2021. More details are provided at sections 3 and 4. These impacts should be borne in mind when using and interpreting the figures for these authorities in the year 2021, when comparing the 2021 figure to other years and when interpreting the Scotland total for 2021.

## 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. Particular care should be taken when interpreting the data for 2020 as eight authorities were unable to complete a survey return mainly due to COVID-19 Pandemic related restrictions and results have been rolled over from 2019. This will affect the figures for each of these authorities, the Scotland total and any comparison with other years. More detailed information on this is presented in [section 4](#) of the publication and in the notes accompanying tables, chart and annexes.

**10.2** There were 1,898 hectares of urban vacant land recorded in Scotland in 2021. Glasgow City had the most urban vacant land with 364 hectares, followed by Dundee City (177 hectares) and North Ayrshire (168 hectares).

**Chart 3 – Planning Authorities with the largest area of Urban Vacant Land, 2021**  
[Note 20] [Note 24]



**General notes** - [at sections 3 and 4 apply](#).

**Specific note 20** - Glasgow conducted a partial survey in 2021 and some sites were recorded as re-used but no new sites were added due to difficulty with resource for the survey. Dundee City and West Lothian have not updated their survey since 2019 so no new data is available on new site in 2021. Details of survey return rates back to 2015 are shown at [Annex D](#).

**Specific note 24** - some authorities reported various impacts of the COVID-19 Pandemic on their survey return in 2021. More details are provided at sections 3 and 4. These impacts should be borne in mind when using and interpreting the figures for these authorities in the year 2021, when comparing the 2021 figure to other years and when interpreting the Scotland total for 2021.

**10.3** In 2021, the largest areas of urban vacant land in Scotland were Montrose Airfield, Angus (52 hectares), a site in Spango Valley, Greenock (23 hectares) and a site in Redburn, Irvine, North Ayrshire (22 hectares).

**10.4** There has been a gradual decrease in the area of urban vacant land in Scotland over the period 2015 to 2021. The figure has fallen 21 percent from 2,393 hectares in 2015 to 1,898 hectares in 2021.

**10.5** Changes in the relative amount of urban vacant land in Scotland between 2015 and 2021 show variation at council level. The largest reduction in terms of area was in Glasgow City, down by 143 hectares from 508 hectares in 2015 to 364 hectares in 2021. 26 planning authorities recorded percentage decreases since 2015, the remaining seven showed an increase.

**Table 12 - Total Urban Vacant Land by Planning Authority, 2015-2021 [Note 4] [Note 5] [Note 23] [Note 24]**

Planning Authority	Urban Vacant Land Area							Percentage Change 2015-2021
	2015	2016	2017	2018	2019	2020	2021	
Aberdeen City	17	22	24	31	42	42	81	384%
Aberdeenshire	37	41	35	35	34	33	32	-13%
Angus	53	42	50	52	98	95	95	81%
Argyll and Bute	22	21	20	20	18	15	13	-42%
Clackmannanshire	20	19	17	11	11	9	9	-55%
Dumfries and Galloway	8	8	18	18	28	26	25	232%
Dundee City	199	188	168	167	177	177	177	-11%
East Ayrshire	64	73	80	77	68	68	44	-31%
East Dunbartonshire	10	10	7	26	25	19	34	252%
East Lothian	15	19	14	10	10	9	9	-35%
East Renfrewshire	19	19	17	18	16	16	16	-17%
City of Edinburgh	88	72	87	77	64	57	51	-42%
Falkirk	91	83	75	69	64	70	67	-26%
Fife	132	126	129	129	120	120	116	-12%
Glasgow City	508	474	452	428	427	399	364	-28%
Highland	66	66	66	66	66	66	36	-45%
Inverclyde	136	78	75	73	93	101	98	-27%
Loch Lomond and The Trossachs National Park	2	2	2	1	1	1	1	-65%
Midlothian	14	12	14	15	23	21	16	19%
Moray	7	7	8	8	8	8	7	10%
Na h-Eileanan Siar	8	8	8	8	8	8	6	-31%
North Ayrshire	218	215	199	181	176	169	168	-23%
North Lanarkshire	159	157	157	157	169	159	151	-5%
Orkney Islands	-	-	-	-	-	-	0	-
Perth and Kinross	40	38	38	37	36	29	26	-35%
Renfrewshire	165	152	99	95	82	85	77	-53%
Scottish Borders	22	22	20	18	17	14	14	-39%
Shetland Islands	1	1	1	1	1	1	1	-52%
South Ayrshire	32	25	24	23	18	18	13	-59%
South Lanarkshire	122	116	116	94	86	85	82	-33%
Stirling	32	35	32	28	26	14	14	-57%
West Dunbartonshire	15	14	16	16	15	15	16	4%
West Lothian	74	74	74	37	39	39	39	-48%
<b>Scotland</b>	<b>2,393</b>	<b>2,240</b>	<b>2,143</b>	<b>2,025</b>	<b>2,066</b>	<b>1,988</b>	<b>1,898</b>	<b>-21%</b>

**General notes** - [at sections 3 and 4 apply](#).

**Specific note 4** - during 2021, historical data for the years 2015-2020 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 2000-2014.

**Specific note 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.

**Specific note 23** - For the 2020 survey eight authorities (Aberdeen City, Dundee City, East Ayrshire, Highland, Loch Lomond and the Trossachs, Orkney Islands, West Dunbartonshire and West Lothian) were unable to complete a survey mainly due to COVID-19 Pandemic related restrictions but also staffing issues and results have been rolled over from 2019. These return rates should be borne in mind when using and

interpreting the figures for these authorities in the year 2020, when interpreting the Scotland total in 2020 and when comparing the 2020 figures to other years.

**Specific note 24** - six authorities reported various impacts of the COVID-19 Pandemic on their survey return in 2021. More details are provided at sections 3 and 4. These impacts should be borne in mind when using and interpreting the figures for these authorities in the year 2021, when comparing the 2021 figure to other years and when interpreting the Scotland total for 2021.

**10.6** Glasgow City has consistently had the highest amount of urban vacant land in Scotland for the period 2015-2021. Eight authorities had 100 hectares or more of urban vacant land in 2015, five have 100 hectares or more in 2021.

## 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, 2021 [Note 20] [Note 24]**

Previous Use	Derelict Land			Urban Vacant Land			Total		
	Area	Percentage of Derelict Land by Area	Sites	Area	Percentage of Urban Vacant Land by Area	Sites	Area	Percentage of Total Vacant and Derelict Land by area	Sites
Agriculture	188	3	119	204	12	113	392	4	232
Business Class	4	*	7	9	1	7	13	*	14
Community & Health	575	8	126	87	5	62	662	7	188
Defence	1,057	14	48	92	5	25	1,149	13	73
Education	117	2	84	183	11	121	300	3	205
Forestry/Woodland	14	*	10	14	1	5	28	*	15
Manufacturing	1,724	24	272	262	16	115	1,987	22	387
Mineral Activity	2,094	29	212	26	2	17	2,120	24	229
Nature Conservation	8	*	1	-	-	-	8	*	1
Offices	5	*	14	19	1	24	25	*	38
Other General Industry									
Excluding Manufacturing	475	6	135	121	7	97	596	7	232
Passive Open Space	21	*	12	54	3	43	75	1	55
Prepared Ground	28	*	12	73	4	29	101	1	41
Recreation & Leisure									
Excluding Passive Open Space	111	2	78	75	4	65	186	2	143
Residential	129	2	197	240	14	337	369	4	534
Retailing	13	*	40	36	2	47	50	1	87
Storage	140	2	71	50	3	43	189	2	114
Transport	335	5	112	69	4	60	405	4	172
Utility Services	154	2	32	5	*	12	159	2	44
Wholesale Distribution	6	*	7	18	1	10	24	*	17
Other	116	2	68	44	3	44	160	2	112
<b>Total of categorised sites</b>	<b>7,317</b>	<b>100</b>	<b>1,657</b>	<b>1,681</b>	<b>100</b>	<b>1,276</b>	<b>8,997</b>	<b>100</b>	<b>2,933</b>
Unknown	244	Not Applicable	136	217	Not Applicable	238	461	Not Applicable	374
<b>Total</b>	<b>7,561</b>	<b>Not Applicable</b>	<b>1,793</b>	<b>1,898</b>	<b>Not Applicable</b>	<b>1,514</b>	<b>9,459</b>	<b>Not Applicable</b>	<b>3,307</b>

**General notes** - [at sections 3 and 4 apply.](#)

**Specific note 20** - Glasgow conducted a partial survey in 2021 and some sites were recorded as re-used but no new sites were added due to difficulty with resource for the survey. Dundee City and West Lothian have not updated their survey since 2019 so no new data is available on new site in 2021. Details of survey return rates back to 2015 are shown at [Annex D](#).

**Specific note 24** - six authorities reported various impacts of the COVID-19 Pandemic on their survey return in 2021. More details are provided at sections 3 and 4. These impacts should be borne in mind when using and interpreting the figures for these authorities in the year 2021, when comparing the 2021 figure to other years and when interpreting the Scotland total for 2021.

**11.3** In 2021 the previous use was unknown for 244 hectares (3%) of derelict land and 217 hectares (11%) of urban vacant land. Where previous use is known, 29% of derelict land had previously been used for mineral activity (2,094 hectares), 24% for manufacturing (1,724 hectares) and 14% for defence (1,057 hectares). For urban vacant land, where previous use is known, the largest areas had former manufacturing uses (16%, 262 hectares) or residential uses (14%, 240 hectares) ([Table 13](#)).

**Table 14 - Sites in Settlements - date identified as derelict/urban vacant land, 1991-2021 [Note 20] [Note 23] [Note 24]**

Planning Authority	Pre-1991		1991-2000		2001-2010		2011-2015		2016-2020		2021		Unknown	Total
	Area	Percentage	Area	Percentage	Area	Percentage	Area	Percentage	Area	Percentage	Area	Percentage	Area	Area
Aberdeen City	4	7	2	3	2	3	5	8	33	52	17	26	30	94
Aberdeenshire	-	-	4	13	7	23	4	13	16	51	-	-	35	65
Angus	6	16	7	18	25	63	1	3	*	1	-	-	66	105
Argyll and Bute	7	59	*	4	4	34	-	-	*	2	*	1	10	21
Clackmannanshire	3	21	-	-	2	13	8	54	2	12	-	-	-	14
Dumfries and Galloway	28	6	2	*	11	2	6	1	443	90	-	-	39	529
Dundee City	34	18	38	20	53	28	26	14	38	20	-	-	3	191
East Ayrshire	37	55	10	14	16	23	2	3	3	4	1	1	25	93
East Dunbartonshire	20	58	8	24	1	2	5	14	*	1	-	-	2	36
East Lothian	1	5	*	1	7	27	16	67	-	-	-	-	6	30
East Renfrewshire	8	17	16	35	13	29	6	13	3	6	-	-	-	46
City of Edinburgh	11	12	19	19	42	44	8	8	16	16	-	-	33	129
Falkirk	31	15	8	4	109	55	36	18	13	7	2	1	11	209
Fife	88	28	86	27	124	39	20	6	-	-	-	-	7	325
Glasgow City	370	44	197	23	203	24	53	6	21	2	-	-	*	844
Highland	134	84	11	7	12	8	3	2	-	-	-	-	10	170
Inverclyde	16	10	20	13	33	22	71	47	12	8	-	-	*	153
Loch Lomond and The Trossachs National Park	1	38	-	-	1	62	-	-	-	-	-	-	1	3
Midlothian	35	50	19	27	3	4	2	3	11	15	2	3	-	71
Moray	-	-	-	-	8	60	5	35	1	5	-	-	-	14
Na h-Eileanan Siar	-	-	-	-	-	-	-	-	-	-	-	-	6	6
North Ayrshire	168	34	131	26	158	32	4	1	38	8	-	-	4	502
North Lanarkshire	193	20	381	39	220	23	62	6	97	10	13	1	*	967
Orkney Islands	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Perth and Kinross	1	4	2	6	17	51	11	33	2	5	-	-	3	37
Renfrewshire	30	25	24	20	58	49	3	3	3	2	-	-	-	118
Scottish Borders	3	32	1	10	1	16	3	37	*	4	*	1	30	39
Shetland Islands	-	-	-	-	*	100	-	-	-	-	-	-	1	1
South Ayrshire	35	52	15	21	12	17	*	1	6	9	-	-	18	87
South Lanarkshire	63	39	8	5	37	23	29	18	22	14	1	1	48	208
Stirling	-	-	2	16	4	35	3	20	3	25	1	4	7	19
West Dunbartonshire	75	50	35	24	23	15	5	3	7	5	4	3	*	149
West Lothian	47	70	-	-	14	21	5	7	1	1	-	-	38	106
<b>Scotland</b>	<b>1,448</b>	<b>29</b>	<b>1,047</b>	<b>21</b>	<b>1,221</b>	<b>25</b>	<b>402</b>	<b>8</b>	<b>789</b>	<b>16</b>	<b>40</b>	<b>1</b>	<b>433</b>	<b>5,381</b>

**General notes** - at sections 3 and 4 apply.

**Specific note 20** - Glasgow conducted a partial survey in 2021 and some sites were recorded as re-used but no new sites were added due to difficulty with resource for the survey. Dundee City and West Lothian have not updated their survey since 2019 so no new data is available on new site in 2021. Details of survey return rates back to 2015 are shown at Annex D.

**Specific note 23** - For the 2020 survey eight authorities (Aberdeen City, Dundee City, East Ayrshire, Highland, Loch Lomond and the Trossachs, Orkney Islands, West Dunbartonshire and West Lothian) were unable to complete a survey mainly due to COVID-19 Pandemic related restrictions but also staffing issues and results have been rolled over from 2019. These return rates should be borne in



mind when using and interpreting the figures for these authorities in the year 2020, when interpreting the Scotland total in 2020 and when comparing the 2020 figures to other years.

**Specific note 24** - six authorities reported various impacts of the COVID-19 Pandemic on their survey return in 2021. More details are provided at sections 3 and 4. These impacts should be borne in mind when using and interpreting the figures for these authorities in the year 2021, when comparing the 2021 figure to other years and when interpreting the Scotland total for 2021.

**Table 15 - Sites in the countryside - date identified as derelict or urban vacant land, 1991-2021 [Note 20] [Note 23] [Note 24]**

Planning Authority	Pre-1991		1991-2000		2001-2010		2011-2015		2016-2020		2021		Unknown	Total
	Area	Percentage	Area	Percentage	Area	Percentage	Area	Percentage	Area	Percentage	Area	Percentage	Area	Area
Aberdeen City	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Aberdeenshire	13	94	-	-	-	-	-	-	-	-	1	6	*	14
Angus	179	87	2	1	18	9	7	4	-	-	-	-	4	210
Argyll and Bute	-	-	-	-	-	-	-	-	-	-	-	-	28	28
Clackmannanshire	-	-	-	-	-	-	24	67	12	33	-	-	-	36
Dumfries and Galloway	223	100	-	-	*	*	-	-	-	-	-	-	3	226
Dundee City	-	-	-	-	-	-	-	-	-	-	-	-	-	-
East Ayrshire	127	17	1	*	-	-	598	82	-	-	-	-	50	776
East Dunbartonshire	9	41	*	2	-	-	12	57	-	-	-	-	21	41
East Lothian	11	21	16	31	24	48	-	-	-	-	-	-	4	56
East Renfrewshire	-	-	2	100	-	-	-	-	-	-	-	-	-	2
City of Edinburgh	-	-	-	-	-	-	-	-	-	-	-	-	2	2
Falkirk	24	52	1	2	13	28	*	1	-	-	8	17	1	48
Fife	129	35	84	23	120	32	2	*	38	10	-	-	17	389
Glasgow City	23	65	13	35	-	-	-	-	-	-	-	-	-	36
Highland	134	30	15	3	304	67	-	-	-	-	-	-	1	454
Inverclyde	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Loch Lomond and the Trossachs National Park	-	-	-	-	4	100	-	-	-	-	-	-	-	4
Midlothian	25	85	-	-	2	8	1	2	1	2	1	3	1	30
Moray	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Na h-Eileanan Siar	-	-	-	-	-	-	-	-	-	-	-	-	-	-
North Ayrshire	19	3	33	5	635	92	-	-	-	-	-	-	-	687
North Lanarkshire	93	24	19	5	27	7	152	39	96	25	*	*	1	388
Orkney Islands	32	100	-	-	-	-	-	-	-	-	-	-	-	32
Perth and Kinross	1	11	-	-	6	55	3	29	1	5	-	-	3	14
Renfrewshire	-	-	85	98	-	-	2	2	-	-	-	-	-	87
Scottish Borders	*	100	-	-	-	-	-	-	-	-	-	-	5	5
Shetland Islands	3	100	-	-	-	-	-	-	-	-	-	-	2	6
South Ayrshire	13	77	-	-	-	-	4	21	1	3	-	-	2	19
South Lanarkshire	78	65	9	7	33	28	-	-	-	-	-	-	27	147
Stirling	100	98	2	2	*	*	-	-	-	-	-	-	1	103
West Dunbartonshire	-	-	-	-	-	-	-	-	*	100	-	-	-	*
West Lothian	141	61	35	15	54	24	-	-	-	-	-	-	6	237
<b>Scotland</b>	<b>1,378</b>	<b>35</b>	<b>318</b>	<b>8</b>	<b>1,241</b>	<b>32</b>	<b>803</b>	<b>21</b>	<b>148</b>	<b>4</b>	<b>10</b>	<b>*</b>	<b>180</b>	<b>4,078</b>

**General notes** - [at sections 3 and 4 apply](#).

**Specific note 20** - Glasgow conducted a partial survey in 2021 and some sites were recorded as re-used but no new sites were added due to difficulty with resource for the survey. Dundee City and West Lothian have not updated their survey since 2019 so no new data is available on new site in 2021. Details of survey return rates back to 2015 are shown at [Annex D](#).

**Specific note 23** - For the 2020 survey eight authorities (Aberdeen City, Dundee City, East Ayrshire, Highland, Loch Lomond and the Trossachs, Orkney Islands, West Dunbartonshire and West Lothian) were unable to complete a survey mainly due to COVID-19 Pandemic related restrictions but also staffing issues and results have been rolled over from 2019. These return rates should be borne in mind when using and interpreting the figures for these authorities in the year 2020, when interpreting the Scotland total in 2020 and when comparing the 2020 figures to other years.

**Specific note 24** - six authorities reported various impacts of the COVID-19 Pandemic on their survey return in 2021. More details are provided at sections 3 and 4. These impacts should be borne in mind when using and interpreting the figures for these authorities in the year 2021, when comparing the 2021 figure to other years and when interpreting the Scotland total for 2021.

**11.4** Where the time a site has lain unused was known, 29% (1,448 hectares) of urban vacant or derelict land within settlements and 35% (1,378 hectares) within the countryside had been unused since before 1991 (Table 14 and Table 15). There is considerable variation at council level for how long land has been unused. Particular care should be taken when interpreting the data for 2020 as eight authorities were unable to complete a survey return mainly due to COVID-19 Pandemic related restrictions and results have been rolled over from 2019. This will affect the figures for each of these authorities, the Scotland total and any comparison with other years. More detailed information on this is presented in section 4 of the publication and in the notes accompanying tables, chart and annexes.

**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, 18% of all derelict land with known development potential is estimated to be developable in the short term, as is 44% 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, 24% 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, 17% of derelict land and 3% of urban vacant land is seen by local authorities as being uneconomic to develop and/or is viewed as suitable to reclaim for a 'soft' end use (i.e. non-built use) (Table 16).

**Table 16 - Development potential of Derelict and Urban Vacant Land, 2021 [Note 20] [Note 24]**

Development Potential	Derelict Land			Urban Vacant Land			Total		
	Area	Percentage of Derelict Land	Sites	Area	Percentage of Urban Vacant Land	Sites	Area	Percentage of Total Land	Sites
Developable - Short Term Within 5 Years	1,227	18	485	785	44	589	2,012	24	1,074
Developable - Medium Term 5 to 10 Years	2,218	33	448	696	39	537	2,914	34	985
Developable - Undetermined	2,130	32	518	260	14	269	2,390	28	787
Uneconomic to Develop/Reclamation for 'Soft' End Use	1,172	17	155	54	3	47	1,226	14	202
<b>Total for sites with known development potential</b>	<b>6,746</b>	<b>100</b>	<b>1,606</b>	<b>1,796</b>	<b>100</b>	<b>1,442</b>	<b>8,542</b>	<b>100</b>	<b>3,048</b>
Unknown	814	Not applicable	187	102	Not applicable	72	917	Not applicable	259
<b>Total</b>	<b>7,561</b>	Not applicable	<b>1,793</b>	<b>1,898</b>	Not applicable	<b>1,514</b>	<b>9,459</b>	Not applicable	<b>3,307</b>

**General notes** - [at sections 3 and 4 apply.](#)

**Specific note 20** - Glasgow conducted a partial survey in 2021 and some sites were recorded as re-used but no new sites were added due to difficulty with resource for the survey. Dundee City and West Lothian have not updated their survey since 2019 so no new data is available on new site in 2021. Details of survey return rates back to 2015 are shown at [Annex D](#).

**Specific note 24** - six authorities reported various impacts of the COVID-19 Pandemic on their survey return in 2021. More details are provided at sections 3 and 4. These impacts should be borne in mind when using and interpreting the figures for these authorities in the year 2021, when comparing the 2021 figure to other years and when interpreting the Scotland total for 2021.

**11.6** In 2021, a majority of all derelict and urban vacant land with known ownership had a single private owner, 66% (5,721 hectares) and 27% (2,336 hectares) of derelict and urban vacant land with known ownership had a single public owner. The remaining 7% is split with 5% (455 hectares) mixed public and private ownership, 1% (125 hectares) multiple private owners and 1% (65 hectares) multiple public owners. Of the 9,459 hectares of derelict and urban vacant land reported in 2021, 8% (756 hectares) has ownership unknown to the local authority (Table 17).

**Table 17 - Ownership of Derelict and Urban Vacant Land, 2021 [Note 20] [Note 24]**

Ownership	Derelict Land			Urban Vacant Land			Total		
	Area	Percentage of Derelict Land	Sites	Area	Percentage of Urban Vacant Land	Sites	Area	Percentage of Total Land	Sites
Single Owner: Public	1,587	23	376	750	43	664	2,336	27	1,040
Single Owner: Private	4,953	71	1,024	769	44	610	5,721	66	1,634
Multiple Owners: Public	35	1	18	30	2	19	65	1	37
Multiple Owners: Private	95	1	30	30	2	17	125	1	47
Mixed Owners	303	4	78	152	9	52	455	5	130
<b>Total where ownership known</b>	<b>6,973</b>	<b>100</b>	<b>1,526</b>	<b>1,730</b>	<b>100</b>	<b>1,362</b>	<b>8,703</b>	<b>100</b>	<b>2,888</b>
Single Owner: Unknown	588	Not applicable	267	168	Not applicable	152	756	Not applicable	419
<b>Total</b>	<b>7,561</b>	Not applicable	<b>1,793</b>	<b>1,898</b>	Not applicable	<b>1,514</b>	<b>9,459</b>	Not applicable	<b>3,307</b>

**General notes** - [at sections 3 and 4 apply](#).

**Specific note 20** - Glasgow conducted a partial survey in 2021 and some sites were recorded as re-used but no new sites were added due to difficulty with resource for the survey. Dundee City and West Lothian have not updated their survey since 2019 so no new data is available on new site in 2021. Details of survey return rates back to 2015 are shown at [Annex D](#).

**Specific note 24** - six authorities reported various impacts of the COVID-19 Pandemic on their survey return in 2021. More details are provided at sections 3 and 4. These impacts should be borne in mind when using and interpreting the figures for these authorities in the year 2021, when comparing the 2021 figure to other years and when interpreting the Scotland total for 2021.

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

**12.1** There were 60 hectares (41 sites) of newly identified derelict land since the previous survey. The largest amount was in North Lanarkshire (13 hectares across 8 sites). There were 66 hectares (52 sites) of newly identified urban vacant land since the previous survey. Over 70% was in Aberdeen city, 47 hectares across 23 sites. These figures relate only to new sites first identified as vacant or derelict in 2021. 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). Glasgow conducted a partial survey in 2021 and some sites were recorded as re-used but no new sites were added due to difficulty with resource for the survey. Dundee City and West Lothian have not updated their survey since 2019 so no new data is available on new sites in 2021.

**12.2** A total of 966 hectares (252 sites) were reclaimed or brought back into use since the previous survey, excluding those sites removed for definitional reasons or due to naturalisation. 823 hectares (129 sites) was previously derelict. Two airfields in Highland reclaimed for agriculture accounted for 600 hectares. There were 143 hectares (123 sites) reclaimed of previously 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 2021, 1,019 hectares 52 sites of formerly derelict and urban vacant land were removed due to naturalisation (Table 21). This was mostly due to the naturalisation of 11 former coal mining sites in East Ayrshire (909 hectares). In addition, 44 sites (49 hectares) were removed for definitional reasons - further details can be found in [Annex C](#).

**12.4** Residential development was the new use of almost half of the number of sites reclaimed, but the two airfields reclaimed in Highland resulted in the largest area for a new use of agriculture (600 hectares) (Table 20).

**12.5** For urban vacant land the most common new use was residential development with 48% of sites (59 of 123) and 50% of the total area brought back into use (71 of 143 hectares) (Table 20).

**12.6** In 2021 the source of funding for the two airfields brought back into use was unknown and this affected the proportion of reclaimed land with known funding. Only 216 hectares (22%) of reclaimed land had a known source of funding.

**12.7** The largest area brought back into use with known sources of funding involved private sector funding (113 of 216 hectares, 52%). Public sector funding accounted for 76 hectares (35%) and mixed public and private funding was used for 27 hectares (13%). Glasgow City (37 hectares) had the largest area brought back into use with only private funding and South Lanarkshire (13 hectares) reported the largest areas brought back into use with only public funding (Table 22).

**Table 18 - New sites identified since the previous survey by Planning Authority, 2021 [Note 7] [Note 20] [Note 24]**

Planning Authority	Derelict Land		Urban Vacant Land		Total	
	Area	Sites	Area	Sites	Area	Sites
Aberdeen City	*	1	47	23	47	24
Aberdeenshire	1	1	2	2	3	3
Angus	*	1	-	-	*	1
Argyll and Bute	-	-	*	1	*	1
Clackmannanshire	-	-	-	-	-	-
Dumfries and Galloway	10	6	1	1	11	7
Dundee City	-	-	-	-	-	-
East Ayrshire	1	1	3	8	3	9
East Dunbartonshire	-	-	*	1	*	1
East Lothian	-	-	-	-	-	-
East Renfrewshire	-	-	-	-	-	-
City of Edinburgh	-	-	-	-	-	-
Falkirk	10	3	*	2	10	5
Fife	-	-	-	-	-	-
Glasgow City	-	-	-	-	-	-
Highland	4	3	1	1	5	4
Inverclyde	-	-	-	-	-	-
Loch Lomond and The Trossachs National Park	-	-	-	-	-	-
Midlothian	1	1	2	2	3	3
Moray	-	-	-	-	-	-
Na h-Eileanan Siar	-	-	-	-	-	-
North Ayrshire	2	5	*	2	3	7
North Lanarkshire	13	8	3	2	16	10
Orkney Islands	-	-	-	-	-	-
Perth and Kinross	*	1	-	-	*	1
Renfrewshire	-	-	-	-	-	-
Scottish Borders	-	-	*	1	*	1
Shetland Islands	-	-	-	-	-	-
South Ayrshire	-	-	-	-	-	-
South Lanarkshire	7	2	2	2	9	4
Stirling	1	2	1	2	1	4
West Dunbartonshire	9	6	4	2	13	8
West Lothian	-	-	-	-	-	-
<b>Scotland</b>	<b>60</b>	<b>41</b>	<b>66</b>	<b>52</b>	<b>126</b>	<b>93</b>

**General notes** - [at sections 3 and 4 apply.](#)

**Specific note 7** - sites identified since the previous survey but recorded as falling out of use prior to 2020 are not included in the above table.

**Specific note 20** - Glasgow conducted a partial survey in 2021 and some sites were recorded as re-used but no new sites were added due to difficulty with resource for the survey. Dundee City and West Lothian have not updated their survey since 2019 so no new data is available on new site in 2021. Details of survey return rates back to 2015 are shown at [Annex D](#).

**Specific note 24** - six authorities reported various impacts of the COVID-19 Pandemic on their survey return in 2021. More details are provided at sections 3 and 4. These impacts should be borne in mind when using and interpreting the figures for these authorities in the year 2021, when comparing the 2021 figure to other years and when interpreting the Scotland total for 2021.

**Table 19 - Derelict Land reclaimed and Urban Vacant Land brought back into use, 2021 [Note 8] [Note 9] [Note 20] [Note 24]**

Planning Authority	Derelict Land			Urban Vacant Land			Total		
	Area	Percentage of Derelict Land	Sites	Area	Percentage of Urban Vacant Land	Sites	Area	Percentage of Total Land	Sites
Aberdeen City	*	*	1	10	7	8	10	1	9
Aberdeenshire	1	*	1	4	3	2	5	*	3
Angus	-	-	-	-	-	-	-	-	-
Argyll and Bute	-	-	-	1	1	4	1	*	4
Clackmannanshire	-	-	-	*	*	1	*	*	1
Dumfries and Galloway	-	-	-	2	1	1	2	*	1
Dundee City	-	-	-	-	-	-	-	-	-
East Ayrshire	3	*	4	22	15	8	25	3	12
East Dunbartonshire	*	*	1	-	-	-	*	*	1
East Lothian	-	-	-	-	-	-	-	-	-
East Renfrewshire	*	*	1	-	-	-	*	*	1
City of Edinburgh	6	1	4	6	4	5	12	1	9
Falkirk	5	1	5	1	1	2	6	1	7
Fife	7	1	6	5	4	5	13	1	11
Glasgow City	25	3	13	35	24	18	60	6	31
Highland	701	85	33	15	10	33	716	74	66
Inverclyde	*	*	1	3	2	4	4	*	5
Loch Lomond and the Trossachs National Park	-	-	-	-	-	-	-	-	-
Midlothian	6	1	3	4	3	4	10	1	7
Moray	-	-	-	1	1	2	1	*	2
Na h-Eileanan Siar	-	-	-	2	1	1	2	*	1
North Ayrshire	-	-	-	*	*	1	*	*	1
North Lanarkshire	23	3	24	9	6	6	32	3	30
Orkney Islands	-	-	-	2	2	1	2	*	1
Perth and Kinross	-	-	-	2	2	1	2	*	1
Renfrewshire	11	1	2	8	5	4	18	2	6
Scottish Borders	*	*	1	*	*	1	*	*	2
Shetland Islands	-	-	-	-	-	-	-	-	-
South Ayrshire	2	*	3	*	*	1	2	*	4
South Lanarkshire	16	2	14	9	6	8	24	3	22
Stirling	1	*	2	*	*	1	1	*	3
West Dunbartonshire	15	2	10	4	2	2	18	2	12
West Lothian	-	-	-	-	-	-	-	-	-
<b>Scotland</b>	<b>823</b>	<b>100</b>	<b>129</b>	<b>143</b>	<b>100</b>	<b>123</b>	<b>966</b>	<b>100</b>	<b>252</b>

**General notes** - [at sections 3 and 4 apply](#).

**Specific note 8** - excludes naturalised sites and sites that have been removed as they no longer meet the required definitions for derelict or urban vacant land.

**Specific note 9** - 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 vacant land register.

**Specific note 20** - Glasgow conducted a partial survey in 2021 and some sites were recorded as re-used but no new sites were added due to difficulty with resource for the survey. Dundee City and West Lothian have not updated their survey since 2019 so no new data is available on new site in 2021. Details of survey return rates back to 2015 are shown at [Annex D](#).

**Specific note 24** - six authorities reported various impacts of the COVID-19 Pandemic on their survey return in 2021. More details are provided at sections 3 and 4. These impacts should be borne in mind when using and interpreting the figures for these authorities in the year 2021, when comparing the 2021 figure to other years and when interpreting the Scotland total for 2021.

**Table 20 - Reclaimed Derelict Land and Urban Vacant land - by new use, 2021**  
**[Note 9] [Note 20] [Note 24]**

New Use	Derelict Land			Urban Vacant Land			Total		
	Area	Percentage of Derelict Land	Sites	Area	Percentage of Urban Vacant Land	Sites	Area	Percentage of Total Land	Sites
Agriculture	600	73	3	-	-	-	600	62	3
Community Health	1	*	1	*	*	1	1	*	2
Education	5	1	5	4	3	3	9	1	8
Passive Open Space	4	*	1	12	8	2	15	2	3
Recreation & Leisure	30	4	11	3	2	3	33	3	14
Manufacturing	3	*	1	14	10	8	18	2	9
Other General Industrial	77	9	13	7	5	12	84	9	25
Mineral Activity	13	2	1	-	-	-	13	1	1
Offices	2	*	2	2	1	2	3	*	4
Residential	66	8	57	71	50	59	137	14	116
Retailing	5	1	4	22	15	13	27	3	17
Storage	2	*	11	2	1	6	4	*	17
Transport	7	1	11	2	1	5	9	1	16
Utility Services	*	*	1	-	-	-	*	*	1
Wholesale Distribution	3	*	2	*	*	1	3	*	3
Business Class	3	*	1	3	2	5	6	1	6
Green/Environmental	1	*	1	1	1	2	2	*	3
Other	1	*	3	*	*	1	2	*	4
<b>Total</b>	<b>823</b>	<b>100</b>	<b>129</b>	<b>143</b>	<b>100</b>	<b>123</b>	<b>966</b>	<b>100</b>	<b>252</b>

**General notes** - [at sections 3 and 4 apply.](#)

**Specific note 9** - 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 vacant land register.

**Specific note 20** - Glasgow conducted a partial survey in 2021 and some sites were recorded as re-used but no new sites were added due to difficulty with resource for the survey. Dundee City and West Lothian have not updated their survey since 2019 so no new data is available on new site in 2021. Details of survey return rates back to 2015 are shown at [Annex D](#).

**Specific note 24** - six authorities reported various impacts of the COVID-19 Pandemic on their survey return in 2021. More details are provided at sections 3 and 4. These impacts should be borne in mind when using and interpreting the figures for these authorities in the year 2021, when comparing the 2021 figure to other years and when interpreting the Scotland total for 2021.



**Table 21 - Sites classed as naturalised, 2021 [Note 24]**

Planning Authority	Derelict Land		Urban Vacant Land		Total	
	Area	Sites	Area	Sites	Area	Sites
East Ayrshire	911	15	18	4	929	19
Falkirk	-	-	2	1	2	1
Highland	49	12	*	1	49	13
Midlothian	11	7	-	-	11	7
North Ayrshire	8	6	1	1	9	7
Scottish Borders	1	1	-	-	1	1
South Ayrshire	14	1	4	2	19	3
South Lanarkshire	-	-	*	1	*	1
<b>All</b>	<b>993</b>	<b>42</b>	<b>26</b>	<b>10</b>	<b>1,019</b>	<b>52</b>

**General notes** - [at sections 3 and 4 apply](#).

**Specific note 24** - some authorities reported various impacts of the COVID-19 Pandemic on their survey return in 2021. More details are provided at sections 3 and 4. These impacts should be borne in mind when using and interpreting the figures for these authorities in the year 2021, when comparing the 2021 figure to other years and when interpreting the Scotland total for 2021.

**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, 2021**  
**[Note 8] [Note 20] [Note 24]**

Planning Authority	Public sector funding	Private sector funding	Mixed funding Private and Public	Unknown	None / not applicable	Area
						Total
Aberdeen City	9	1	-	-	-	10
Aberdeenshire	-	4	-	1	-	5
Angus	-	-	-	-	-	-
Argyll and Bute	-	-	-	1	-	1
Clackmannanshire	*	-	-	-	-	*
Dumfries and Galloway	-	-	2	-	-	2
Dundee City	-	-	-	-	-	-
East Ayrshire	*	13	-	-	11	25
East Dunbartonshire	-	*	-	-	-	*
East Lothian	-	-	-	-	-	-
East Renfrewshire	-	*	-	-	-	*
City of Edinburgh	7	5	-	-	-	12
Falkirk	-	5	-	-	1	6
Fife	7	-	5	-	-	13
Glasgow City	11	37	12	-	-	60
Highland	-	-	-	716	-	716
Inverclyde	4	-	-	-	-	4
Loch Lomond and the Trossachs National Park	-	-	-	-	-	-
Midlothian	-	7	3	-	-	10
Moray	-	*	*	-	-	1
Na h-Eileanan Siar	-	-	2	-	-	2
North Ayrshire	-	-	-	-	*	*
North Lanarkshire	12	21	-	-	-	32
Orkney Islands	-	-	-	-	-	-
Perth and Kinross	2	-	-	-	-	2
Renfrewshire	-	-	-	-	18	18
Scottish Borders	-	*	-	-	-	*
Shetland Islands	-	-	-	-	-	-
South Ayrshire	*	2	-	-	-	2
South Lanarkshire	13	11	-	*	-	24
Stirling	-	1	-	1	-	1
West Dunbartonshire	11	5	3	-	-	18
West Lothian	-	-	-	-	-	-
<b>Scotland</b>	<b>76</b>	<b>113</b>	<b>27</b>	<b>719</b>	<b>31</b>	<b>966</b>

**General notes** - [at sections 3 and 4 apply](#).

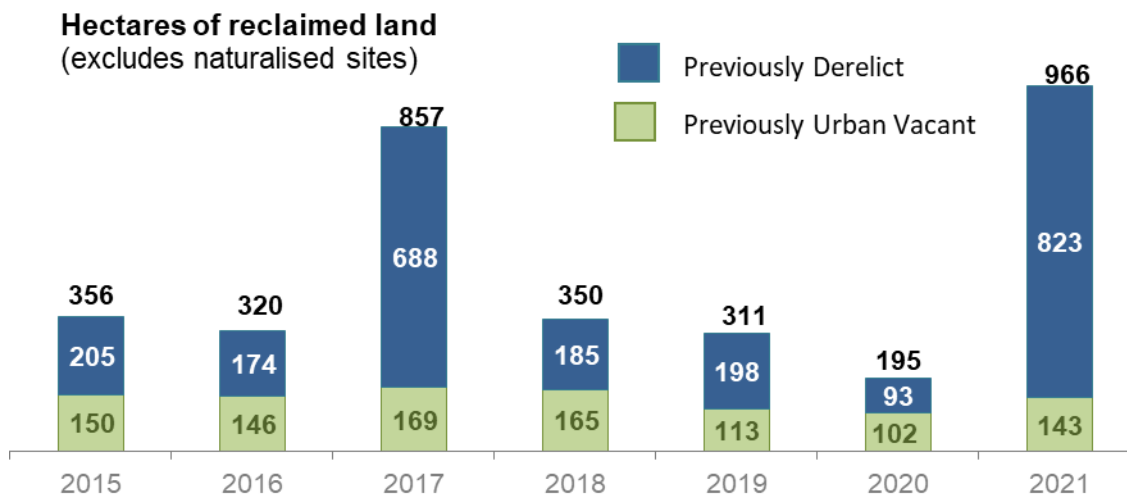
**Specific note 8** - excludes naturalised sites and sites that have been removed as they no longer meet the required definitions for derelict or urban vacant land.

**Specific note 20** - Glasgow conducted a partial survey in 2021 and some sites were recorded as re-used but no new sites were added due to difficulty with resource for the survey. Dundee City and West Lothian have not updated their survey since 2019 so no new data is available on new site in 2021. Details of survey return rates back to 2015 are shown at [Annex D](#).

**Specific note 24** - six authorities reported various impacts of the COVID-19 Pandemic on their survey return in 2021. More details are provided at sections 3 and 4. These impacts should be borne in mind when using and interpreting the figures for these authorities in the

year 2021, when comparing the 2021 figure to other years and when interpreting the Scotland total for 2021.

**Chart 4 - Total Derelict and Urban Vacant Land Reclaimed, 2015-2021 [Note 19] [Note 20] [Note 23] [Note 24]**



**General notes** - at sections 3 and 4 apply.

**Specific note 19** - 506 hectares from a single former Royal Ordnance site at Bishopston, Renfrewshire, in 2017

**Specific note 20** - Glasgow conducted a partial survey in 2021 and some sites were recorded as re-used but no new sites were added due to difficulty with resource for the survey. Dundee City and West Lothian have not updated their survey since 2019 so no new data is available on new site in 2021. Details of survey return rates back to 2015 are shown at [Annex D](#).

**Specific note 23** - For the 2020 survey eight authorities (Aberdeen City, Dundee City, East Ayrshire, Highland, Loch Lomond and the Trossachs, Orkney Islands, West Dunbartonshire and West Lothian) were unable to complete a survey mainly due to COVID-19 Pandemic related restrictions but also staffing issues and results have been rolled over from 2019. These return rates should be borne in mind when using and interpreting the figures for these authorities in the year 2020, when interpreting the Scotland total in 2020 and when comparing the 2020 figures to other years.

**Specific note 24** - six authorities reported various impacts of the COVID-19 Pandemic on their survey return in 2021. More details are provided at sections 3 and 4. These impacts should be borne in mind when using and interpreting the figures for these authorities in the year 2021, when comparing the 2021 figure to other years and when interpreting the Scotland total for 2021.

**12.8** The amount of previously derelict land reclaimed in 2021 is the highest amount over the last seven years due to the reclaiming of two airfields. The amount reclaimed has varied over the period 2015 to 2021 and has been affected by the reclaiming of large sites. The area of urban vacant land is not as variable over the period. The relatively low amount reported as reclaimed in 2020 reflects the difficulties the authorities experienced in carrying out the survey or making a return during the Covid-19 pandemic. Particular care should be taken when interpreting the data for 2020 as eight authorities were unable to complete a survey return mainly due to COVID-19 Pandemic related restrictions and results have been rolled over from 2019. This will affect the figures for each of these

authorities, the Scotland total and any comparison with other years. More detailed information on this is presented in [section 4](#) of the publication and in the notes accompanying tables, chart and annexes.

**Table 23 - Total Derelict and Urban Vacant Land reclaimed, 2015-2021 [Note 4] [Note 8] [Note 9] [Note 20] [Note 23] [Note 24]**

Site Type	2015	2016	2017	2018	2019	2020	2021
Derelict Land Area	205	174	688	185	198	93	823
Sites	119	125	129	135	120	81	129
Urban Vacant Land Area	150	146	169	165	113	102	143
Sites	194	154	188	183	130	90	123
Total Area	356	320	857	350	311	195	966
Total Sites	313	279	317	318	250	171	252

**General notes** - at sections 3 and 4 apply.

**Specific note 4** - during 2021, historical data for the years 2015-2020 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 2000-2014.

**Specific note 8** - excludes naturalised sites and sites that have been removed as they no longer meet the required definitions for derelict or urban vacant land.

**Specific note 9** - 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 vacant land register.

**Specific note 20** - Glasgow conducted a partial survey in 2021 and some sites were recorded as re-used but no new sites were added due to difficulty with resource for the survey. Dundee City and West Lothian have not updated their survey since 2019 so no new data is available on new site in 2021. Details of survey return rates back to 2015 are shown at [Annex D](#).

**Specific note 23** - For the 2020 survey eight authorities (Aberdeen City, Dundee City, East Ayrshire, Highland, Loch Lomond and the Trossachs, Orkney Islands, West Dunbartonshire and West Lothian) were unable to complete a survey mainly due to COVID-19 Pandemic related restrictions but also staffing issues and results have been rolled over from 2019. These return rates should be borne in mind when using and interpreting the figures for these authorities in the year 2020, when interpreting the Scotland total in 2020 and when comparing the 2020 figures to other years.

**Specific note 24** - six authorities reported various impacts of the COVID-19 Pandemic on their survey return in 2021. More details are provided at sections 3 and 4. These impacts should be borne in mind when using and interpreting the figures for these authorities in the year 2021, when comparing the 2021 figure to other years and when interpreting the Scotland total for 2021.

**12.9** The Scottish Government’s Vacant and Derelict Land Fund (VDLF) has made either a partial or full contribution to the removal of 31 hectares (Table 24). This is lower than previous years and it’s likely to have been affected by the impact of the Covid-19 pandemic on the activities of Planning Authorities.

Glasgow City and North Lanarkshire have been in receipt of this fund since it started in 2005/06, South Lanarkshire since 2006/07. In 2021/22, Fife and North Ayrshire were also included in the fund.

**12.10** Glasgow City has the largest area of re-used land where VDLF funding was used, 11 hectares (4 sites). Any involvement the VDLF has had with existing sites in the 2021 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, 2021 [Note 9] [Note 20] [Note 24]**

Planning Authority	Derelict Land		Urban Vacant Land		Total	
	Area	Sites	Area	Sites	Area	Sites
Fife	5	2	-	-	5	2
Glasgow City	11	4	-	-	11	4
North Lanarkshire	9	2	-	-	9	2
South Lanarkshire	4	1	2	1	5	2
<b>Total</b>	<b>29</b>	<b>9</b>	<b>2</b>	<b>1</b>	<b>31</b>	<b>10</b>

**General notes** - [at sections 3 and 4 apply.](#)

**Specific note 9** - 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 vacant land register.

**Specific note 20** - Glasgow conducted a partial survey in 2021 and some sites were recorded as re-used but no new sites were added due to difficulty with resource for the survey. Dundee City and West Lothian have not updated their survey since 2019 so no new data is available on new site in 2021. Details of survey return rates back to 2015 are shown at [Annex D](#).

**Specific note 24** - some authorities reported various impacts of the COVID-19 Pandemic on their survey return in 2021. More details are provided at sections 3 and 4. These impacts should be borne in mind when using and interpreting the figures for these authorities in the year 2021, when comparing the 2021 figure to other years and when interpreting the Scotland total for 2021.

**12.11** Across the seven councils in the VDLF for 2005 to 2021, in 2021 an estimated 187,900 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, 56% (105,800) were within 500 metres of 1 site reclaimed with the involvement of the VDLF, 20% (36,900) were within

\* 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.

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 (72,600 properties).

**Table 25 - Estimate of the number of properties within 500 metres of at least 1 site reclaimed using the Vacant and Derelict Land Fund (VDLF), 2005-2021**  
**[Note 9] [Note 10] [Note 11] [Note 12] [Note 13] [Note 14] [Note 20] [Note 24]**

Planning Authority	Number of properties within 500 meters of land reclaimed using the Scottish Government Vacant and Derelict Land Fund			
	1 Site	2 Sites	3 Sites Plus	Total
Dundee City [Note 10]	12,300	8,100	21,800	42,200
Fife	2,500	-	-	2,500
Glasgow City [Note 11] [Note 13]	37,900	19,000	15,700	72,600
Highland	14,600	2,000	100	16,700
North Ayrshire	4,500	400	-	4,900
North Lanarkshire	17,500	4,900	3,100	25,500
South Lanarkshire [Note 12]	16,500	2,500	4,500	23,500
<b>Total</b>	<b>105,800</b>	<b>36,900</b>	<b>45,200</b>	<b>187,900</b>

**General notes** - [at sections 3 and 4 apply.](#)

**Specific note 9** - 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 vacant land register.

**Specific note 10** - an estimated further 100 properties within Angus and Perth and Kinross are located within 500 metres of a reclaimed derelict site within Dundee City boundaries.

**Specific note 11** - an estimated 100 properties within Renfrewshire are located within 500 metres of a reclaimed derelict site within Glasgow City boundaries.

**Specific note 12** - an estimated 1,000 properties are located within 500 metres of a reclaimed derelict site within Glasgow City boundaries, 100 of these are also within 500m of a site in South Lanarkshire.

**Specific note 13** - An estimated 3,400 properties are located within 500 metres of a reclaimed derelict site within South Lanarkshire boundaries. 2,400 of these are also within 500m of a site in Glasgow City.

**Specific note 14** - properties that are estimated to have been built on the reclaimed site have been removed from this analysis.

**Specific note 20** - Glasgow conducted a partial survey in 2021 and some sites were recorded as re-used but no new sites were added due to difficulty with resource for the survey. Dundee City and West Lothian have not updated their survey since 2019 so no new data is available on new site in 2021. Details of survey return rates back to 2015 are shown at [Annex D](#).

**Specific note 24** - some authorities reported various impacts of the COVID-19 Pandemic on their survey return in 2021. More details are provided at sections 3 and 4. These impacts should be borne in mind when using and interpreting the figures for these authorities in the year 2021, when comparing the 2021 figure to other years and when interpreting the Scotland total for 2021.

**12.12** Overall, half of the 187,900 properties within 500 metres of land reclaimed using the VDLF were situated within Scotland's 15% most deprived data zones, 93,800 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, 62%, Highland had the lowest, 27%.

**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, 2005-2021**

[\[Note 9\]](#) [\[Note 10\]](#) [\[Note 11\]](#) [\[Note 12\]](#) [\[Note 13\]](#) [\[Note 14\]](#) [\[Note 20\]](#) [\[Note 24\]](#)

Planning Authority	Properties Within 500 meters of Land Reclaimed Using the Scottish Government Vacant and Derelict Land Fund			Total	Percent of Properties Near Remediated Land Within 15 Percent Most Deprived Datazones
	Within 15 Percent Most Deprived Datazones	Outwith 15 Percent Most Deprived Datazones			
Dundee City <a href="#">[Note 10]</a>	20,400	21,800		42,200	48%
Fife	700	1,800		2,500	28%
Glasgow City <a href="#">[Note 11]</a> <a href="#">[Note13]</a>	45,100	27,500		72,600	62%
Highland	4,500	12,200		16,700	27%
North Ayrshire	2,700	2,200		4,900	55%
North Lanarkshire	10,600	14,900		25,500	42%
South Lanarkshire <a href="#">[Note 12]</a>	9,800	13,700		23,500	42%
<b>Total</b>	<b>93,800</b>	<b>94,100</b>		<b>187,900</b>	<b>50%</b>

**General notes** - [at sections 3 and 4 apply](#).

**Specific note 9** - 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 vacant land register.

**Specific note 10** - an estimated further 100 properties within Angus and Perth and Kinross are located within 500 metres of a reclaimed derelict site within Dundee City boundaries.

**Specific note 11** - an estimated 100 properties within Renfrewshire are located within 500 metres of a reclaimed derelict site within Glasgow City boundaries.

**Specific note 12** - an estimated 1,000 properties are located within 500 metres of a reclaimed derelict site within Glasgow City boundaries, 100 of these are also within 500m of a site in South Lanarkshire.

**Specific note 13** - An estimated 3,400 properties are located within 500 metres of a reclaimed derelict site within South Lanarkshire boundaries. 2,400 of these are also within 500m of a site in Glasgow City.

**Specific note 14** - properties that are estimated to have been built on the reclaimed site have been removed from this analysis.

**Specific note 20** - Glasgow conducted a partial survey in 2021 and some sites were recorded as re-used but no new sites were added due to difficulty with resource for the survey. Dundee City and West Lothian have not updated their survey since 2019 so no new data is available on new site in 2021. Details of survey return rates back to 2015 are shown at [Annex D](#).

**Specific note 24** - some authorities reported various impacts of the COVID-19 Pandemic on their survey return in 2021. More details are provided at sections 3 and 4. These impacts should be borne in mind when using and interpreting the figures for these authorities in the year 2021, when comparing the 2021 figure to other years and when interpreting the Scotland total for 2021.

### 13. Other Relevant Sources

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

Details of the quality assurance checks undertaken on survey returns have been published on our website. [View details of the Scottish Vacant and Derelict Land Survey quality assurance checks](#)

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 Planning Authority response rate

The overall data quality for a particular year will depend on how many planning authorities have updated their survey for that year. If a planning 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. Dundee City and West Lothian have not updated their surveys since 2019 so their data is carried over from their latest update in 2019.

[Annex Table 5](#) records local authority annual participation in the survey each year since 2015.

In 2020, eight authorities did not submit a return which would have had a large impact on the survey results and the decision was taken not to publish survey results that year. This reflected the impact of the Covid-19 pandemic on the capacity of the planning authorities to carry out a survey. The pandemic has continued to have an effect on how some authorities have conducted their survey in 2021 and it's likely that the some new sites will not have been identified since 2019. Some authorities provided specific information on the impact of the pandemic on their survey returns and this is available in the General Points of the tables spreadsheets. These impacts should be taken into account when using and interpreting the data for the years 2020 and 2021.

These response rates should be borne in mind when using and interpreting the figures for these authorities, including any time series and Scotland totals.

### 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 2021 survey. [Download the Scottish Vacant and Derelict Land Survey guidance for authorities \(PDF\)](#).

### 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, 2015-2021

As part of the 2021 survey, work was undertaken to improve the quality of the data supplied in the previous 2015 to 2021 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 2015 to 2021 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 2014 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 2021 publication updating historical data from 2015-2021. Thus care should be taken when comparing 2000-2014 data in Annex Table 1 to the data shown in this publication.

**Annex Table 1 - Derelict and Urban Vacant Land by local authority, 2000-2014**  
[Note 15]

Planning Authority	Area														
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Aberdeen City	129	152	152	105	139	139	78	63	53	57	59	50	54	52	47
Aberdeenshire	145	143	122	118	118	49	78	91	90	66	66	81	83	75	71
Angus	213	215	216	156	155	172	161	166	165	164	172	170	173	173	183
Argyll and Bute	45	45	46	46	46	28	81	60	40	34	30	29	34	34	31
Clackmannanshire	57	55	76	78	71	34	34	30	38	32	28	29	21	28	36
Dumfries and Galloway	361	364	360	358	358	225	474	465	456	466	461	491	492	492	511
Dundee City	254	259	247	224	237	212	234	219	206	211	225	198	187	196	211
East Ayrshire	441	426	355	330	319	332	323	319	319	322	336	335	335	351	2,553
East Dunbartonshire	86	86	135	123	121	120	115	85	77	70	72	65	71	66	62
East Lothian	139	134	127	122	86	85	71	62	85	86	86	83	71	72	70
East Renfrewshire	33	32	40	46	56	60	57	56	54	53	54	54	55	60	60
City of Edinburgh	162	167	167	123	117	199	194	204	222	225	217	223	211	213	208
Falkirk	196	248	279	255	247	212	208	147	140	173	156	159	159	173	187
Fife	767	665	667	750	804	892	882	857	836	831	831	872	927	948	954
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	1,196	1,173
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	1,382	1,373
Inverclyde	126	132	127	142	142	138	125	106	126	122	121	123	141	149	146
Loch Lomond and The Trossachs National Park	-	-	-	-	-	-	-	-	-	-	-	35	19	30	30
Midlothian	382	294	295	289	318	321	305	288	282	280	274	272	271	272	217
Moray	41	41	41	39	36	36	34	29	29	26	27	19	17	22	21
Na h-Eileanan Siar	11	11	11	11	12	11	11	11	11	11	10	10	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	1,349	1,356
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	1,318	1,313
Orkney Islands	26	22	22	18	18	42	42	42	40	40	41	41	41	39	39
Perth and Kinross	139	106	111	109	114	96	88	78	40	51	49	50	50	56	71
Renfrewshire	400	428	989	1,007	1,025	976	959	950	940	962	965	956	981	957	927
Scottish Borders	79	69	69	65	65	59	55	108	89	100	88	84	86	82	76
Shetland Islands	-	-	2	2	2	2	9	9	9	9	9	9	8	8	7
South Ayrshire	164	156	152	144	144	135	135	123	114	87	96	97	97	102	101
South Lanarkshire	702	686	651	635	604	571	538	523	524	510	504	476	470	475	472
Stirling	210	200	203	210	203	188	182	166	164	176	177	175	177	167	156
West Dunbartonshire	225	216	224	222	220	229	241	223	219	221	212	194	193	188	189
West Lothian	809	496	573	556	560	654	657	632	617	618	477	478	485	485	491
<b>Scotland</b>	<b>11,044</b>	<b>10,411</b>	<b>11,053</b>	<b>10,847</b>	<b>10,661</b>	<b>10,528</b>	<b>11,282</b>	<b>11,379</b>	<b>11,333</b>	<b>11,530</b>	<b>11,372</b>	<b>11,391</b>	<b>11,342</b>	<b>11,223</b>	<b>13,350</b>

**General notes** - [at sections 3 and 4 apply](#).

**Specific note 15** - care should be taken when comparing this data to that published for the years 2012-2018 in the main part of this bulletin. The data above has not been amended to take account of all land removed for definitional reasons or other previous reporting errors.

#### **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.

**Annex Table 2 - Vacant Land within settlements of under 2,000 in population, 2021**  
**[Note 20] [Note 24]**

<b>Planning Authority</b>	<b>Area</b>	<b>Sites</b>
Aberdeenshire	170	11
Angus	25	1
Argyll and Bute	1	1
Clackmannanshire	*	1
Dumfries and Galloway	1	2
East Ayrshire	8	11
City of Edinburgh	7	5
Falkirk	6	4
Fife	5	5
Highland	16	5
Loch Lomond and the Trossachs		
National Park	1	1
Midlothian	5	3
Moray	1	1
North Ayrshire	9	14
North Lanarkshire	9	4
Perth and Kinross	2	2
Scottish Borders	6	4
South Ayrshire	1	4
South Lanarkshire	8	10
West Lothian	10	2
<b>All</b>	<b>291</b>	<b>91</b>

**General notes** - [at sections 3 and 4 apply](#).

**Specific note 20** - Glasgow conducted a partial survey in 2021 and some sites were recorded as re-used but no new sites were added due to difficulty with resource for the survey. Dundee City and West Lothian have not updated their survey since 2019 so no new data is available on new site in 2021. Details of survey return rates back to 2015 are shown at [Annex D](#).

**Specific note 24** - six authorities reported various impacts of the COVID-19 Pandemic on their survey return in 2021. More details are provided at sections 3 and 4. These impacts should be borne in mind when using and interpreting the figures for these authorities in the year 2021, when comparing the 2021 figure to other years and when interpreting the Scotland total for 2021.

**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 27.2% of the population of Scotland live within 500 metres of a derelict site in 2021. The data published in Tables 9 and 10 on proximity will also be available at data zone level on the [statistics.gov.scot](https://statistics.gov.scot) website. [Visit the statistics.gov.scot site for open access to Scotland's official statistics](#). The website will be updated with data zone level data for 2021 following the release of this publication.

## **A.9 Deprivation Areas using Scottish Index of Multiple Deprivation (SIMD 2020)**

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 2020 Scottish Index of Multiple Deprivation (SIMD). The SIMD 2020 identifies small area concentrations of multiple deprivation across all of Scotland. It contains 33 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 2020 project can be found on the Scottish Government's web page at: [Visit the Scottish Index of Multiple Deprivation webpage](#).

## **A.10 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, 2021  
[Note 16] [Note 17] [Note 20] [Note 24]

	Total Derelict Land Area	Total Area	Percentage of All Land Derelict
<b>Planning Authority</b>			
Aberdeen City	13	18,572	0.1
Aberdeenshire	48	631,800	0.0
Angus	220	218,534	0.1
Argyll and Bute	36	700,642	0.0
Clackmannanshire	41	15,868	0.3
Dumfries and Galloway	731	643,806	0.1
Dundee City	14	5,982	0.2
East Ayrshire	825	127,033	0.6
East Dunbartonshire	43	17,461	0.2
East Lothian	76	67,928	0.1
East Renfrewshire	32	17,379	0.2
City of Edinburgh	80	26,330	0.3
Falkirk	190	29,744	0.6
Fife	598	132,488	0.5
Glasgow City	515	17,560	2.9
Highland	588	2,616,074	0.0
Inverclyde	54	16,197	0.3
Loch Lomond and the Trossachs National Park	6	186,500	0.0
Midlothian	86	35,528	0.2
Moray	7	223,757	0.0
Na h-Eileanan Siar	-	309,864	0.0
North Ayrshire	1,021	88,541	1.2
North Lanarkshire	1,204	47,213	2.5
Orkney Islands	32	101,262	0.0
Perth and Kinross	24	538,412	0.0
Renfrewshire	128	26,138	0.5
Scottish Borders	31	473,907	0.0
Shetland Islands	6	146,504	0.0
South Ayrshire	93	122,421	0.1
South Lanarkshire	273	177,403	0.2
Stirling	108	225,337	0.0
West Dunbartonshire	134	17,740	0.8
West Lothian	304	42,877	0.7
<b>Scotland</b>	<b>7,561</b>	<b>7,880,302</b>	<b>0.1</b>

**General notes** - [at sections 3 and 4 apply](#).

**Specific note 16** - 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).

**Specific note 17** - although the land area for Loch Lomond and 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 the park.

**Specific note 20** - Glasgow conducted a partial survey in 2021 and some sites were recorded as re-used but no new sites were added due to difficulty with resource for the survey. Dundee City and West Lothian have not updated their survey since 2019 so no

new data is available on new site in 2021. Details of survey return rates back to 2015 are shown at [Annex D](#).

**Specific note 24** - six authorities reported various impacts of the COVID-19 Pandemic on their survey return in 2021. More details are provided at sections 3 and 4. These impacts should be borne in mind when using and interpreting the figures for these authorities in the year 2021, when comparing the 2021 figure to other years and when interpreting the Scotland total for 2021.



## Annex C – Sites removed for definitional reasons

Annex Table 4 - Sites removed for definitional reasons, 2021 [Note 24]

Planning Authority	Derelict Land		Urban Vacant Land		Total	
	Area	Sites	Area	Sites	Area	Sites
Argyll and Bute	-	-	1	1	1	1
Highland	28	14	7	17	35	31
Loch Lomond and the Trossachs National Park	*	1	-	-	*	1
Midlothian	1	1	-	-	1	1
Scottish Borders	5	2	5	4	9	6
South Ayrshire	*	1	*	1	*	2
South Lanarkshire	4	2	-	-	4	2
<b>All</b>	<b>37</b>	<b>21</b>	<b>12</b>	<b>23</b>	<b>49</b>	<b>44</b>

**General notes** - [at sections 3 and 4 apply.](#)

**Specific note 24** - six authorities reported various impacts of the COVID-19 Pandemic on their survey return in 2021. More details are provided at sections 3 and 4. These impacts should be borne in mind when using and interpreting the figures for these authorities in the year 2021, when comparing the 2021 figure to other years and when interpreting the Scotland total for 2021.

## 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, 2015-2021**  
[Note 23] [Note 24]

Planning Authority	2015	2016	2017	2018	2019	2020	2021
Aberdeen City						x	
Aberdeenshire							
Angus							
Argyll and Bute							
Clackmannanshire							
Dumfries and Galloway		x			*[Note 18]		
Dundee City						x	[Note 20]
East Ayrshire						x	
East Dunbartonshire							
East Lothian		x					
East Renfrewshire							
City of Edinburgh							
Na h-Eileanan Siar							
Falkirk							
Fife							
Glasgow City							*[Note 20]
Highland		x	x	x	x	x	
Inverclyde							
Loch Lomond and The Trossachs National Park						x	
Midlothian							
Moray							
North Ayrshire							
North Lanarkshire							
Orkney Islands						x	
Perth and Kinross							
Renfrewshire							
Scottish Borders							
Shetland Islands							
South Ayrshire							
South Lanarkshire							
Stirling							
West Dunbartonshire						x	
West Lothian		x	x			x	[Note 20]

**General notes** - at sections 3 and 4 apply.

**Specific note 18** - 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.

**Specific note 20** - Glasgow conducted a partial survey in 2021 and some sites were recorded as re-used but no new sites were added due to difficulty with resource for the

survey. Dundee City and West Lothian have not updated their survey since 2019 so no new data is available on new site in 2021.

**Specific note 23** - For the 2020 survey eight authorities (Aberdeen City, Dundee City, East Ayrshire, Highland, Loch Lomond and the Trossachs, Orkney Islands, West Dunbartonshire and West Lothian) were unable to complete a survey mainly due to COVID-19 Pandemic related restrictions but also staffing issues and results have been rolled over from 2019. These return rates should be borne in mind when using and interpreting the figures for these authorities in the year 2020, when interpreting the Scotland total in 2020 and when comparing the 2020 figures to other years.

**Specific note 24** - six authorities reported various impacts of the COVID-19 Pandemic on their survey return in 2021. More details are provided at sections 3 and 4. These impacts should be borne in mind when using and interpreting the figures for these authorities in the year 2021, when comparing the 2021 figure to other years and when interpreting the Scotland total for 2021.

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