

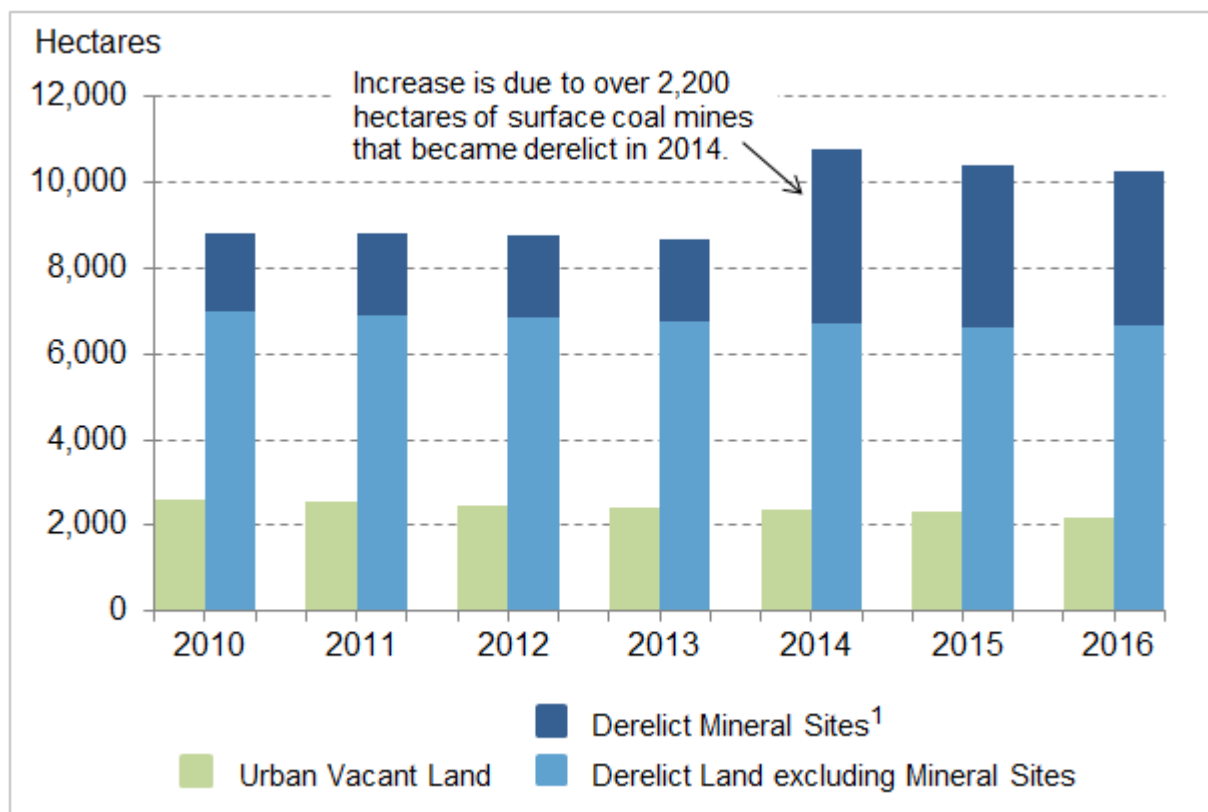
## PEOPLE, COMMUNITIES AND PLACES

# SCOTTISH VACANT AND DERELICT LAND SURVEY 2016

### 1 Background to the survey

**1.1** 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. This bulletin presents a summary of the results.

**Chart 1: Total Derelict and Urban Vacant Land, 2010-2016**



1. Mineral sites include sites where there was previously coal, crushed rock, sand/gravel, shale, fireclay, limestone or other mineral activity.

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

**1.3** Excel versions of tables are available on the Planning Statistics webpages, along with a site-level dataset and selected maps and charts. These are published at: <http://www.gov.scot/Topics/Statistics/Browse/Planning/Publications>

**1.4** 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. 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 of three elements of the Capital Investment Fund, which supports physical development and focuses on key regeneration interventions.

**1.5** The statistics contribute to the Government's performance indicator for sustainable communities that measures progress on Housing and Regeneration outcomes. Further information on this can be found at: <http://www.gov.scot/About/Performance/scotPerforms/partnerstories/HARO/Indicators>.

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

**1.7** Dumfries & Galloway, East Lothian, Highland and West Lothian did not update their survey in 2016 and so data for these local authorities is carried over from 2015 in this report. [Annex Table E](#) records local authority annual participation in the survey each year since 1996.

**1.8** During the collection of the 2016 survey data some previous survey returns for the years 2010 to 2015 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). There were a total of 42 sites (165 hectares) naturalised or removed for definitional reasons in the 2016 survey. In addition, some previous survey returns have also been revised to incorporate updates to underlying data. This revisions process is carried out so that any time series analysis presented within this bulletin is as accurate as possible. Further information is available in section A.4 of the Annex, along with unrevised historical data for 1996 to 2009.

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

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

**2.1 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.

## Contents

1	Background to the survey.....	1
2	Main Points.....	7
3	Former Surface Coal Mines .....	10
4	Derelict and Urban Vacant Land: Location and Trends .....	12
5	Derelict Land: Levels and Location .....	18
6	Derelict Land: People's Proximity to Derelict Land .....	24
7	Derelict and Urban Vacant Land: Location relative to Deprivation.....	28
8	Urban Vacant Land: Levels and Location .....	32
9	Derelict and Urban Vacant Land: Previous Uses and Other Characteristics .	35
10	Derelict and Urban Vacant Land: New and Reclaimed Sites.....	40
11	Other relevant sources .....	50
12	Annex: Considerations when interpreting the data .....	50

## List of tables

Table 1: Derelict and Urban Vacant Land by local authority area, 2016 .....	13
Table 2: Derelict and Urban Vacant Land located within Scotland's National Parks, 2016.....	14
Table 3: Derelict and Urban Vacant Land located within Scotland's Strategic Development Plan Areas, 2016.....	14
Table 4: Total Derelict and Urban Vacant Land by local authority area, 2010-2016 .....	17
Table 5: Total Derelict Land by local authority area, 2010-2016.....	19
Table 6: Location of Derelict Sites by local authority and average site size, 2016 .	21
Table 7: Derelict Land characteristics, 2016 .....	23
Table 8: Estimated percentage of local authority population living within various distances of Derelict Land, 2016 .....	24
Table 9: Estimated percentage of local authority population living within 500 metres of Derelict Land, 2010-2016 .....	27
Table 10: Derelict and Urban Vacant Land located within the 15% most deprived datazones, 2012-2016.....	28
Table 11: Total Urban Vacant Land by local authority area, 2010-2016 .....	33
Table 12: Previous uses of Derelict and Urban Vacant Land, 2016.....	36
Table 13: Sites in Settlements: Date when Urban Vacant or Derelict Land was first identified, by local authority area, 2016 .....	37
Table 14: Sites in the Countryside: Date when Derelict Land was first identified, by local authority area, 2016 .....	38

Table 15: Development Potential of Derelict and Urban Vacant Land, 2016 .....	39
Table 16: Ownership of Derelict and Urban Vacant Land, 2016 .....	39
Table 17: New Sites identified since the previous survey by local authority area, 2016.....	41
Table 18: Derelict Land reclaimed and Urban Vacant Land brought back into use since the previous survey, by local authority area, 2016.....	42
Table 19: Reclaimed Derelict Land and Urban Vacant Land brought back into use since the previous survey, by new use, 2016.....	43
Table 20: Sources of funding used for Derelict Land reclaimed and Urban Vacant Land brought back into use since the previous survey, by local authority area, 2016 .....	45
Table 21: Total Derelict and Urban Vacant Land reclaimed, 2010-2016 .....	46
Table 22: Sites where the Vacant and Derelict Land Fund (VDLF) was a funding source used to reclaim Derelict Land and bring Urban Vacant Land back into use, 2005-2016.....	47
Table 23: Estimate of the number of properties within 500 metres of at least 1 site reclaimed using the Vacant and Derelict Land Fund (VDLF), 2005-2016.....	48
Table 24: 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, 2005-2016.....	49

## List of charts

Chart 1: Total Derelict and Urban Vacant Land, 2010-2016 .....	1
Chart 2: Local Authorities with the largest amount of Derelict Land as a percentage of local authority administrative area, 2016 .....	22
Chart 3: Percentage of Derelict and Urban Vacant Land located within the 15% most deprived datazones, 2016 .....	30
Chart 4: Percentage of Scotland's population living within 500 metres of Derelict Land by deprivation decile, 2016.....	31
Chart 5: Local Authorities with the largest amount of Urban Vacant Land, 2016....	32
Chart 6: Total level of Urban Vacant Land in top 6 local authorities (as at 2010), 2010-2016.....	34
Chart 7: Total Derelict and Urban Vacant Land Reclaimed, 2010-2016 .....	46

## List of maps

Map 1: Percentage of population within 500 metres of a Derelict Site, 2016.....	25
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Presentation of figures in the bulletin throughout the bulletin:

- a dash (-) is used to represent zero,
- an asterisk (\*) is used to represent numbers between 0 and 0.5 and
- n/a indicates data that is not available.

Land has been measured in hectares.

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

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

The total area of derelict and urban vacant land in Scotland (12,435 hectares) is roughly equivalent to the area of the island of Bute (12,200 hectares).



## Availability of the bulletin

A copy of this bulletin and a set of tables in Excel format can be found on the Planning Statistics page of the Scottish Government Web site. In addition a dataset of current sites as well as a selection of GIS maps are also published. These are all available at:

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

Further information about what the Scottish Vacant and Derelict Land Survey covers and how local authorities are guided to enter site information for this return can be found in the Survey Guidance Document, also available on the Scottish Government Web site at:

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

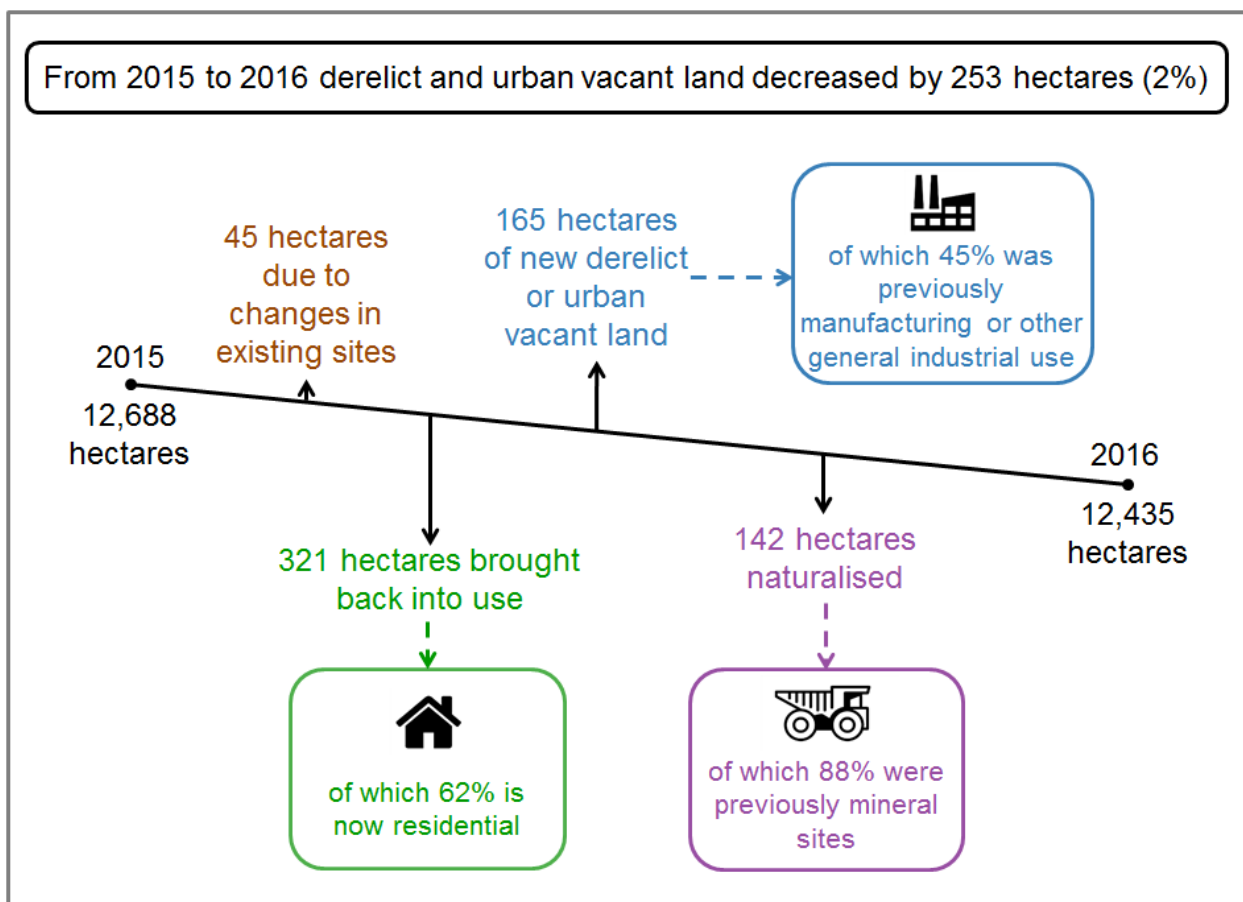
Information on the uses of the data and the revisions policy are available at:

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

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

## 2 Main Points

- The total amount of derelict and urban vacant land in Scotland has decreased by 253 hectares (2%) in the latest year, from 12,688 hectares in 2015 to 12,435 hectares in 2016.
- The decrease of 253 hectares (2%) between 2015 and 2016 is explained by 321 hectares that were brought back into use and 142 hectares that were naturalised (93 hectares of which is for a former surface coal site in East Ayrshire). This balances against 165 hectares of new derelict and vacant land reported by local authorities, along with a net increase of 45 hectares due to changes in existing sites.
- The most common new use for derelict and urban vacant land was residential, with 62% (199 hectares) of the land that was brought back into use since the previous survey reclaimed for this purpose.
- Of the 165 hectares of new derelict and urban vacant land reported by local authorities, the most common previous land uses were related to manufacturing or other general industrial uses, which accounted for 75 hectares or 45% of new land reported.



- The total amount of derelict and urban vacant land has decreased in each year between 2010 and 2016 (annual decreases ranging from 0.2% to 3%), except for 2014 when there was an increase of 2,090 hectares (19%) compared to 2013, largely due to over 2,200 hectares of former surface coal mine sites in East Ayrshire that had become derelict following the liquidation of Scottish Coal and ATH Resources in 2013.
- These annual changes have combined to show a cumulative increase of 1,064 hectares (9 per cent) in the total amount of derelict and urban vacant land recorded since 2010, from 11,372 hectares in 2010 to 12,435 hectares in 2016. However when excluding derelict mineral sites there has been a cumulative decrease of 741 hectares (8%) in the total amount of derelict and urban vacant land since 2010.
- Of the 12,435 hectares of derelict and urban vacant land recorded in the 2016 survey, 2,156 hectares (17%) were classified as urban vacant and 10,279 hectares (83%) were classified as derelict.
- The local authority with the largest amount of recorded derelict and urban vacant land is East Ayrshire, containing 2,457 hectares (20% of the Scotland total). Highland has the second largest amount with 1,342 hectares (11%), North Ayrshire is third with 1,330 hectares (11%), followed by North Lanarkshire with 1,222 hectares (10%) then Glasgow City with 1,111 hectares (9%).
- 30.3% of Scotland's population are estimated to live within 500 metres of a derelict site in 2016, a figure that varies by local authority area from 0.6% in Orkney, 0.9% in Shetland and 4.6% in Na h-Eileanan Siar to 61.1% in Glasgow, 61.7% in West Dunbartonshire and 73.4% in North Lanarkshire.
- 59% of people living in the most deprived decile in Scotland are estimated to live within 500 metres of derelict land, compared to 13% of people in the least deprived decile.
- For those sites where the previous use is known, 36% of derelict land recorded in 2016 had been previously used for mineral activity (3,606 hectares), 19% for defence (1,906 hectares), and a further 19% for manufacturing (1,859 hectares). The most common previous use for urban vacant land, where previous use is known, was agriculture (18%, or 328 hectares) and the second most common previous use was residential development (17%, or 318 hectares).
- 3,189 hectares (28%) of derelict and urban vacant land in 2016 was reported to be developable in the short term, with an expectation of development within five years. A total of 2,918 hectares (26%) of derelict and 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).



- Of the 321 hectares of derelict or urban vacant land reused in 2016, a total of 90 hectares (28%) 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 367 hectares (in total) of previously derelict and urban vacant land across Dundee City, Glasgow City, Highland, North Lanarkshire, South Lanarkshire and more recently Fife.

### 3 Former Surface Coal Mines

This section provides an overview of how former surface coal mines have been treated in the Survey results for the period 2014 to 2016.

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.

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 last year's 2015 SVDLS publication for both the years 2014 and 2015 (2014 figures being revised on those previously published).

For the 2016 Survey, East Ayrshire Council have updated their analysis which has reduced the total area of former surface coal mines by 93 hectares (4%) to stand at 2,124 hectares.

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:

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

Table A below compares 2015 and 2016 data for East Ayrshire surface coal mines. The change between 2015 and 2016 has been the naturalisation of part of the Dunstonhill site (93 hectares). The East Ayrshire Council analysis for 2016 has broken the Dunstonhill site down into areas to distinguish between remaining areas

of dereliction from other areas that, while in some instances were below the expected standard of restoration, are no longer of very poor environmental quality or comprise a significant health and safety or environmental risk. Although the site is still not publically accessible and restoration is still underway, 93 hectares of land has been recorded as being naturalised as at April 2016 and therefore is no longer classified as derelict. This has included locations where gradients had been achieved and soils had been laid, as well as the water body area given that all re-grading work had been done. These areas are therefore considered no longer a risk to health and safety or the environment and can be considered as naturalised land.

**Table A: Former Surface Coal Mines in East Ayrshire**

<b>Data submitted in 2015 - based on detailed categorisation of each site</b> <i>Data included in the 2015 SVDLS publication totals (for both 2014 and 2015 survey years)</i>		<b>Data submitted in 2016 - based on detailed categorisation of each site</b> <i>Data included in the 2016 SVDLS publication totals</i>	
SITE NAME	Size (hectares)	SITE NAME	Size (hectares)
BENBAIN REMAINDER	194	BENBAIN REMAINDER	194
BENBAIN REMAINDER NORTH	138	BENBAIN REMAINDER NORTH	138
CHALMERSTON	41	CHALMERSTON	41
CHALMERSTON BACKFILL	23	CHALMERSTON BACKFILL	23
CHALMERSTON COMPOUND	10	CHALMERSTON COMPOUND	10
CHALMERSTON EXTRACTION	19	CHALMERSTON EXTRACTION	19
CHALMERSTON OVERBURDEN	8	CHALMERSTON OVERBURDEN	8
CHALMERSTON PROCESSING	11	CHALMERSTON PROCESSING	11
CHALMERSTON NORTH	110	CHALMERSTON NORTH	110
DALFAD	164	DALFAD	164
DARNCONNER	44	DARNCONNER	44
GALAWHISTLE	507	GALAWHISTLE	507
GARLEFFAN 1&2	135	GARLEFFAN 1&2	135
GARLEFFAN SOUTH	4	GARLEFFAN SOUTH	4
GRIEVEHILL	122	GRIEVEHILL	122
PIPERHILL	133	PIPERHILL	133
POWHARNAL	246	POWHARNAL	246
SKARES AREA D	57	SKARES AREA D	57
SKARES	31	SKARES	31
SKARES EARTHWORKS	4	SKARES EARTHWORKS	4
SKARES EXTRACTION	4	SKARES EXTRACTION	4
SKARES MUIR FARM	4	SKARES MUIR FARM	4
SKARES PROCESSING	11	SKARES PROCESSING	11
		DUNSTONHILL (PATNA)	80
		DUNSTONHILL (BURNFOOTHILL)	21
		DUNSTONHILL (LETHAN HILL)	3
DUNSTONHILL (SUBTOTAL)	197	DUNSTONHILL (SUBTOTAL)	104
<b>OVERALL TOTAL</b>	<b>2,217</b>		<b>2,124</b>

## **4 Derelict and Urban Vacant Land: Location and Trends**

**4.1** Table 1 shows that in 2016 there were 12,435 hectares of derelict and urban vacant land, of which 83% was classified as derelict (10,279 hectares). Six councils (East Ayrshire, Highland, North Ayrshire, North Lanarkshire, Glasgow City and Renfrewshire) together contain two thirds of all recorded derelict and urban vacant land.

**4.2** 3,762 sites were recorded in the 2016 survey. The eighteen largest sites (all over 100 hectares each) collectively account for 34% of all recorded derelict and urban vacant land. Those sites (all of which are derelict) include nine of the former opencast coal sites in East Ayrshire (1,748 hectares in total), the former Royal Ordnance site at Bishopton, Renfrewshire (628 hectares), Fearn and Fendom Airfields (collectively 681 hectares) as well as Ardersier Port (255 hectares) in Highland, two sites in North Ayrshire (553 hectares), a former munitions site and airfield in Dumfries & Galloway (collectively 309 hectares) and the former Ravenscraig site in North Lanarkshire (115 hectares). As an aside, the 170-hectare former airbase at Edzell, Aberdeenshire appears in this bulletin, but only in annex B, given that it is a vacant site in a small settlement.

**Table 1: Derelict and Urban Vacant Land by local authority area, 2016<sup>1</sup>**

Local Authority	Derelict Land			Urban Vacant Land			Total Derelict and Urban Vacant Land		
	Area (ha)	% of Derelict Land (by Area) <sup>2</sup>	No. of Sites	Area (ha)	% of Urban Vacant Land (by Area) <sup>2</sup>	No. of Sites	Area (ha)	% of Total V&D Land (by Area) <sup>2</sup>	No. of Sites
Aberdeen City	15	*	17	20	1	16	36	*	33
Aberdeenshire	37	*	23	42	2	29	79	1	52
Angus	100	1	30	42	2	19	142	1	49
Argyll & Bute <sup>3</sup>	37	*	11	21	1	26	58	*	37
Clackmannanshire	54	1	13	15	1	13	69	1	26
Dumfries & Galloway <sup>4</sup>	427	4	33	6	*	11	433	3	44
Dundee City	16	*	18	188	9	177	204	2	195
East Ayrshire	2,386	23	99	70	3	63	2,457	20	162
East Dunbartonshire	67	1	17	10	*	11	77	1	28
East Lothian <sup>4</sup>	71	1	25	9	*	7	80	1	32
East Renfrewshire	36	*	23	19	1	23	55	*	46
Edinburgh, City of	95	1	31	77	4	40	172	1	71
Falkirk	163	2	46	83	4	45	246	2	91
Fife	551	5	158	99	5	59	650	5	217
Glasgow City	640	6	294	471	22	488	1,111	9	782
Highland <sup>4</sup>	1,276	12	103	66	3	81	1,342	11	184
Inverclyde	82	1	42	78	4	75	160	1	117
Loch Lomond & the Trossachs <sup>3</sup>	25	*	10	3	*	5	28	*	15
Midlothian	178	2	51	9	*	9	188	2	60
Moray	7	*	8	8	*	11	15	*	19
Na h-Eileanan Siar	1	*	3	8	*	3	9	*	6
North Ayrshire	1,124	11	133	207	10	127	1,330	11	260
North Lanarkshire	1,078	10	394	144	7	91	1,222	10	485
Orkney Islands	39	*	4	-	-	-	39	*	4
Perth & Kinross <sup>3</sup>	19	*	24	18	1	6	38	*	30
Renfrewshire	708	7	41	152	7	124	860	7	165
Scottish Borders	49	*	60	26	1	21	75	1	81
Shetland Islands	5	*	6	1	*	2	6	*	8
South Ayrshire	81	1	40	27	1	19	108	1	59
South Lanarkshire	296	3	109	116	5	116	411	3	225
Stirling <sup>3</sup>	117	1	12	35	2	33	152	1	45
West Dunbartonshire <sup>3</sup>	157	2	56	14	1	15	171	1	71
West Lothian <sup>4</sup>	341	3	44	72	3	19	413	3	63
<b>Scotland</b>	<b>10,279</b>	<b>100</b>	<b>1,978</b>	<b>2,156</b>	<b>100</b>	<b>1,784</b>	<b>12,435</b>	<b>100</b>	<b>3,762</b>

1. Figures may not sum due to rounding.
2. As a percentage of the total vacant/derelict land recorded in Scotland.
3. From 2011 LLTNP took responsibility for surveying vacant and derelict land within the park boundaries. These sites are no longer recorded in Argyll & Bute, Perth & Kinross, Stirling and West Dunbartonshire local authority boundaries, and are separately identifiable as LLTNP from 2011. Prior to 2011, these sites were classified within the relevant local authority boundary.
4. Data for Dumfries & Galloway, East Lothian, Highland and West Lothian is carried over from 2015.

**4.3** The distribution of derelict and urban vacant land located within Scotland's National Parks is shown in Table 2. This shows that there are 48 hectares of urban vacant and derelict land located within National Parks (19 hectares in Cairngorms and 28 hectares in Loch Lomond and the Trossachs). Cairngorms National Park (CNP) intersects parts of Aberdeenshire, Angus, Highland, Moray and Perth & Kinross local authorities. Loch Lomond and the Trossachs National Park (LLTNP) intersects parts of Argyll & Bute, Perth & Kinross, Stirling and West Dunbartonshire.

**Table 2: Derelict and Urban Vacant Land located within Scotland's National Parks, 2016<sup>1</sup>**

National Park	Derelict Land			Urban Vacant Land			Total Derelict and Urban Vacant Land		
	Area (ha)	% of Derelict Land (by Area) <sup>2</sup>	No. of Sites	Area (ha)	% of Urban Vacant Land (by Area) <sup>2</sup>	No. of Sites	Area (ha)	% of Total V&D Land (by Area) <sup>2</sup>	No. of Sites
Cairngorms	12	33	8	7	70	7	19	40	15
Loch Lomond & the Trossachs	25	67	10	3	30	5	28	60	15
<b>Total</b>	<b>38</b>	<b>100</b>	<b>18</b>	<b>10</b>	<b>100</b>	<b>12</b>	<b>48</b>	<b>100</b>	<b>30</b>

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

**4.4** The distribution of derelict and urban vacant land located within Scotland's Strategic Development Plan (SDP) areas is shown in Table 3. This shows that there are 6,142 hectares of urban vacant and derelict land located within Strategic Development Plan Areas (66% in Glasgow & Clyde Valley and 25% in SESplan SDP areas).

**Table 3: Derelict and Urban Vacant Land located within Scotland's Strategic Development Plan Areas, 2016<sup>1</sup>**

Strategic Development Plan Area	Derelict Land			Urban Vacant Land			Total Derelict and Urban Vacant Land		
	Area (ha)	% of Derelict Land (by Area) <sup>2</sup>	No. of Sites	Area (ha)	% of Urban Vacant Land (by Area) <sup>2</sup>	No. of Sites	Area (ha)	% of Total V&D Land (by Area) <sup>2</sup>	No. of Sites
Aberdeen City & Shire	52	1	39	62	4	45	114	2	84
Glasgow & Clyde Valley	3,064	68	976	1,003	62	943	4,067	66	1,919
SESplan	1,235	27	326	288	18	149	1,523	25	475
TAYplan	185	4	115	254	16	208	439	7	323
<b>Total</b>	<b>4,536</b>	<b>100</b>	<b>1,456</b>	<b>1,607</b>	<b>100</b>	<b>1,345</b>	<b>6,142</b>	<b>100</b>	<b>2,801</b>

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

**4.5** The SDP areas comprise:

- Aberdeen City and Shire Strategic Development Plan Areas (**Aberdeen City and Shire SDP** area): 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 (**Glasgow & Clyde Valley SDP** area): East Dunbartonshire, East Renfrewshire, Glasgow City, Inverclyde, North Lanarkshire, Renfrewshire, South Lanarkshire and West

Dunbartonshire local authority areas (except the part of West Dunbartonshire that forms part of LLTNP).

- Edinburgh and South East Scotland Strategic Development Plan area (**SES plan** area): 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** area): Angus (except the part of Angus that forms part of CNP), Dundee City, Perth & Kinross (except the part of Perth & Kinross that forms part of LLTNP) and Fife (St. Andrews and North Fife local planning areas only) local authority areas.

**4.6** More information about SDP areas is available from [Planning Circular 3/08](#) on the Scottish Government website.

**4.7** Table 4 shows the area of recorded derelict and urban vacant land for the years 2010-2016. It should be noted that a small number of councils did not participate in every survey during those years. In these cases, the previous years' data is rolled forward until new data becomes available. Dumfries & Galloway, East Lothian, Highland and West Lothian did not update their data in 2016 and so data for these local authorities is carried over from 2015 in this report. Details of participation in the survey is available in annex A.14.

**4.8** The period covered by the most recent survey showed a net decrease of 253 hectares (2%) in Scotland's total amount of derelict and urban vacant land, from 12,688 hectares in 2015 to 12,435 hectares in 2016. This follows a decrease of 455 hectares in derelict and urban vacant land recorded in 2015.

**4.9** Overall, the total amount of derelict and urban vacant land in Scotland has shown a net increase of 9% since 2010 (from 11,372 hectares in 2010 to 12,435 hectares in 2016). This net change is caused by the rehabilitation and reuse of some sites and others becoming vacant or derelict, illustrated by the figures in Tables 17 & 18. In addition, there are some changes in the areas of several existing sites as well as some other sites that became naturalised. Excluding derelict mineral sites, the total amount of derelict and urban vacant land has decreased from 9,076 hectares in 2014 to 8,919 hectares in 2015 (2% decrease from 2014) and to 8,829 hectares in 2016 (1% decrease from 2015).

**4.10** The change in the recorded amount of derelict and urban vacant land during 2010 to 2016 is much more varied by council. 22 councils had decreases in levels of recorded derelict and urban vacant land, including Moray (down 43%), Aberdeen City (down 40%) and Midlothian (down 32%). Ten councils have recorded more derelict and urban vacant land in 2016 than they did in 2010, this includes East Ayrshire with more than seven times as much recorded derelict and urban vacant land in 2016 as in 2010. Percentage changes for some councils are volatile due to there being only a small base of recorded land in 2010.

**4.11** 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.



**Table 4: Total Derelict and Urban Vacant Land by local authority area, 2010-2016<sup>1,2,3</sup>**

Local Authority	Total Derelict and Urban Vacant Land Area (ha)							% Change 2010-2016 <sup>5</sup>
	2010	2011	2012	2013	2014	2015	2016	
Aberdeen City	59	50	53	51	46	36	36	-40%
Aberdeenshire	66	81	83	75	71	71	79	20%
Angus	172	170	173	173	183	164	142	-18%
Argyll & Bute <sup>4</sup>	30	29	34	34	31	59	58	94%
Clackmannanshire	28	29	21	24	32	28	69	151%
Dumfries & Galloway <sup>6</sup>	461	461	463	463	461	433	433	-6%
Dundee City	225	198	187	196	211	215	204	-9%
East Ayrshire	336	335	335	351	2,553	2,541	2,457	631%
East Dunbartonshire	72	65	71	66	62	71	77	7%
East Lothian <sup>6</sup>	86	83	65	67	65	80	80	-7%
East Renfrewshire	54	54	55	60	60	55	55	2%
Edinburgh, City of	217	222	210	211	207	183	172	-21%
Falkirk	156	159	159	173	187	200	246	58%
Fife	831	872	853	859	864	654	650	-22%
Glasgow City	1,329	1,305	1,239	1,196	1,171	1,145	1,111	-16%
Highland <sup>6</sup>	1,454	1,455	1,455	1,382	1,373	1,342	1,342	-8%
Inverclyde	121	123	141	149	146	163	160	32%
Loch Lomond & the Trossachs <sup>4</sup>	n/a	35	32	31	31	28	28	n/a
Midlothian	274	272	270	270	215	197	188	-32%
Moray	27	19	17	22	21	15	15	-43%
Na h-Eileanan Siar	10	10	10	10	10	10	9	-11%
North Ayrshire	1,316	1,353	1,344	1,338	1,345	1,335	1,330	1%
North Lanarkshire	1,429	1,415	1,369	1,299	1,293	1,258	1,222	-15%
Orkney Islands	41	41	41	39	39	39	39	-6%
Perth & Kinross <sup>4</sup>	49	48	48	44	46	45	38	-23%
Renfrewshire	965	956	981	957	927	913	860	-11%
Scottish Borders	88	84	86	82	76	75	75	-15%
Shetland Islands	9	9	8	8	7	6	6	-31%
South Ayrshire	96	97	100	104	104	109	108	13%
South Lanarkshire	504	476	471	475	472	462	411	-18%
Stirling <sup>4</sup>	177	175	177	175	164	163	152	-14%
West Dunbartonshire <sup>4</sup>	212	194	193	188	189	182	171	-19%
West Lothian <sup>6</sup>	477	478	478	478	484	413	413	-14%
<b>Scotland</b>	<b>11,372</b>	<b>11,354</b>	<b>11,220</b>	<b>11,053</b>	<b>13,143</b>	<b>12,688</b>	<b>12,435</b>	<b>9%</b>

1. Figures may not sum due to rounding.
2. See Annex Table E for details of council participation in different years.
3. During 2016, historical data for the years 2010-2015 were revised to remove sites that had been taken out of the survey for definitional reasons and to correct any revisions to the data highlighted in the 2016 survey returns. Further information on this process is available in the Annex along with un-amended historical data for the survey years of 1996-2009.
4. From 2011 LLTNP took responsibility for surveying vacant and derelict land within the park boundaries. These sites are no longer recorded in Argyll & Bute, Perth & Kinross, Stirling and West Dunbartonshire local authority boundaries, and are separately identifiable as LLTNP from 2011. Prior to 2011, these sites were classified within the relevant local authority boundary.
5. Previous SVDLS bulletins have used different base years for percentage change and so these percentages should not be compared with those in previous bulletins.
6. 2016 data for Dumfries & Galloway, East Lothian, Highland and West Lothian is carried over from 2015.

## 5 Derelict Land: Levels and Location

**5.1** This section focuses exclusively on derelict land, its levels over the past seven years and its location within Scotland. As previously stated, derelict land is land which has been so damaged by development, that it is incapable of 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.

**5.2** Table 5 shows the area of recorded derelict land in the years 2010-2016, split by local authority. It should be noted that a small number of councils did not participate in every survey between 2010 and 2016.

**5.3** Overall, the total amount of derelict land has shown a net increase of 1,487 hectares (17%), from 8,792 hectares in 2010 to 10,279 hectares by 2016. Some councils have seen large percentage decreases (Dundee City, down 58% and Perth & Kinross, down 50%) whereas others have seen increases in levels of derelict land. The larger percentage changes for some councils (for example Argyll & Bute, Clackmannanshire and Moray) are due to there only being a small base of recorded land in 2010. East Ayrshire has almost nine times the amount of derelict land in 2016 compared to 2010. This large increase is due to the addition of 2,217 hectares of land that became derelict due to the liquidation of Scottish Coal and ATH Resources in 2013 causing several surface coal mines to fall out of use. Two larger sites added in the latest year are surplus land (28 hectares) at the INEOS<sup>1</sup> site in Grangemouth, Falkirk and the former manufacturing site (25 hectares) at Kilbagie in Clackmannanshire. Excluding derelict mineral sites, the total amount of derelict land in Scotland has shown a net decrease of 5% (317 hectares) since 2010 (from 6,990 hectares in 2010 to 6,673 hectares in 2016).

**5.4** The six councils recording the largest amount of derelict land are East Ayrshire (2,386 ha), Highland (1,276 ha), North Ayrshire (1,124 ha), North Lanarkshire (1,078 ha), Renfrewshire (708 ha), and Glasgow City (640 ha). Together these councils account for 70% of all derelict land recorded in 2016. East Ayrshire on its own accounts for nearly a quarter of all derelict land recorded in 2016.

**5.5** Out of these 6 councils East Ayrshire had the biggest increase in its amount of derelict land from 279 hectares in 2010 to 2,386 hectares (almost nine fold increase). North Ayrshire increased only slightly from 1,116 hectares in 2010 to 1,124 hectares in 2016 (up 1%). Glasgow City had the largest decrease in its amount of derelict land from 693 to 640 hectares (down 8%), Renfrewshire decreased from 765 hectares to 708 hectares (down 7%), Highland from 1,373 hectares to 1,276 hectares (down 7%) and North Lanarkshire from 1,139 hectares to 1,078 hectares (down 5%).

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<sup>1</sup> INEOS is a global chemical company.

**Table 5: Total Derelict Land by local authority area, 2010-2016<sup>1,2,3</sup>**

Local Authority	Total Derelict land Area (ha)							% Change 2010-2016 <sup>5</sup>
	2010	2011	2012	2013	2014	2015	2016	
Aberdeen City	20	20	26	28	24	20	15	-23%
Aberdeenshire	38	35	35	35	33	33	37	-2%
Angus	119	119	124	124	126	112	100	-16%
Argyll & Bute <sup>4</sup>	9	8	8	9	8	37	37	337%
Clackmannanshire	11	14	11	11	15	12	54	397%
Dumfries & Galloway <sup>6</sup>	448	448	455	455	454	427	427	-5%
Dundee City	37	14	14	14	18	16	16	-58%
East Ayrshire	279	277	277	285	2,493	2,480	2,386	754%
East Dunbartonshire	56	49	57	56	52	61	67	19%
East Lothian <sup>6</sup>	77	74	57	57	56	71	71	-8%
East Renfrewshire	37	38	39	39	36	36	36	-2%
Edinburgh, City of	121	125	112	111	110	95	95	-22%
Falkirk	75	79	79	89	101	108	163	117%
Fife	747	784	766	757	763	550	551	-26%
Glasgow City	693	669	657	644	638	641	640	-8%
Highland <sup>6</sup>	1,373	1,373	1,373	1,302	1,299	1,276	1,276	-7%
Inverclyde	24	25	24	26	26	28	82	244%
Loch Lomond & the Trossachs <sup>4</sup>	n/a	28	26	26	25	25	25	n/a
Midlothian	259	255	253	253	204	185	178	-31%
Moray	3	2	3	9	9	8	7	168%
Na h-Eileanan Siar	1	1	1	1	1	1	1	-8%
North Ayrshire	1,116	1,127	1,122	1,123	1,135	1,126	1,124	1%
North Lanarkshire	1,139	1,162	1,152	1,142	1,135	1,112	1,078	-5%
Orkney Islands	40	40	40	39	39	39	39	-4%
Perth & Kinross <sup>4</sup>	38	40	39	37	25	25	19	-50%
Renfrewshire	765	767	795	784	761	748	708	-7%
Scottish Borders	62	57	58	54	49	49	49	-20%
Shetland Islands	7	7	7	7	5	5	5	-24%
South Ayrshire	71	71	71	70	70	75	81	13%
South Lanarkshire	381	370	350	356	345	340	296	-22%
Stirling <sup>4</sup>	140	136	137	131	131	131	117	-17%
West Dunbartonshire <sup>4</sup>	189	174	172	168	168	167	157	-17%
West Lothian <sup>6</sup>	417	416	416	416	412	341	341	-18%
<b>Scotland</b>	<b>8,792</b>	<b>8,805</b>	<b>8,761</b>	<b>8,658</b>	<b>10,765</b>	<b>10,379</b>	<b>10,279</b>	<b>17%</b>

1. Figures may not sum due to rounding.
2. See Annex Table E for details of council participation in different years.
3. During 2016, historical data for the years 2010-2015 were revised to remove sites that had been taken out of the survey for definitional reasons and to correct any revisions to the data highlighted in the 2016 survey returns. Further information on this process is available in the Annex along with un-amended historical data for the survey years of 1996-2009.
4. From 2011 LLTNP took responsibility for surveying vacant and derelict land within the park boundaries. These sites are no longer recorded in Argyll & Bute, Perth & Kinross, Stirling and West Dunbartonshire local authority boundaries, and are separately identifiable as LLTNP from 2011. Prior to 2011, these sites were classified within the relevant local authority boundary.
5. Previous SVDLS bulletins have used different base years for percentage change and so these percentages should not be compared with those in previous bulletins.
6. 2016 data for Dumfries & Galloway, East Lothian, Highland and West Lothian is carried over from 2015.

**5.6** Table 6 shows the number, location and average size of derelict sites by local authority in 2016. The average size of a derelict site in Scotland is 5.2 hectares. Just over three quarters of all Scotland's derelict sites are found within a settlement. The remaining quarter is within the countryside. Whilst a clear majority of derelict sites are located within settlements, there is actually more derelict land outside of settlements (in the countryside) than within. This is because the average size of a countryside site is 14.5 hectares, whereas the average size of a settlement-based derelict site is only 2.2 hectares. Averages have been calculated from the sizes of each reported separate parcel of land rather than the combined size within any one particular site such as those for former surface coal mines. 6,968 hectares of derelict land is currently located within the countryside. This is 68% of the total derelict land in Scotland, whereas the remaining 32% (3,311 hectares) is located within a settlement. It is notable that the 628 hectare former Royal Ordnance site in Renfrewshire and the 507 hectare former surface coal mine near Glenbuck, East Ayrshire between them increase the average size of countryside sites from 12.2 to 14.5 hectares, an increase of 19%.

**5.7** North Lanarkshire has the largest number of settlement-based derelict *sites* with 303 recorded in 2016. North Lanarkshire also has the largest amount of derelict *land* recorded within settlements in 2016 (770 hectares). This accounts for almost a quarter of all settlement-based derelict land.

**5.8** North Lanarkshire also has the largest number of countryside-based derelict sites with 91 (309 hectares) recorded in 2016. East Ayrshire and Highland collectively account for almost half of all countryside-based derelict land. This is due mainly to the presence of some very large derelict sites, namely the former surface coal mines (collectively 2,124 hectares) in East Ayrshire and the Fearn/Fendom Airfields (collectively 681 hectares) as well as Ardersier Port (255 hectares) in Highland.

**Table 6: Location of Derelict Sites by local authority and average site size, 2016<sup>1,2</sup>**

Local Authority	In a Settlement					In the Countryside					All Derelict Land		
	Area (ha)	% of LA's sites in settlements (by Area)	No of Sites	Average Site Size	% of Scottish sites in settlements (by Area) <sup>3</sup>	Area (ha)	% of LA's sites in the Countryside (by Area)	No of Sites	Average Site Size	% of Scottish sites in the Countryside (by Area) <sup>4</sup>	Area (ha)	No of Sites	Average Site Size
Aberdeen City	15	100	17	0.9	*	-	-	-	-	-	15	17	0.9
Aberdeenshire	24	64	21	1.1	1	13	36	2	6.7	*	37	23	1.6
Angus	26	26	13	2.0	1	74	74	17	4.3	1	100	30	3.3
Argyll & Bute <sup>5</sup>	8	21	8	1.0	*	29	79	3	9.8	*	37	11	3.4
Clackmannanshire	22	41	11	2.0	1	32	59	2	16.1	*	54	13	4.2
Dumfries & Galloway <sup>6</sup>	30	7	22	1.3	1	397	93	11	36.1	6	427	33	12.9
Dundee City	16	100	18	0.9	*	-	-	-	-	-	16	18	0.9
East Ayrshire	65	3	42	1.5	2	2,322	97	57	40.7	33	2,386	99	24.1
East Dunbartonshire	33	49	10	3.3	1	34	51	7	4.9	*	67	17	3.9
East Lothian <sup>6</sup>	22	32	9	2.5	1	49	68	16	3.0	1	71	25	2.8
East Renfrewshire	34	95	22	1.6	1	2	5	1	1.7	*	36	23	1.6
Edinburgh, City of	93	98	30	3.1	3	2	2	1	1.8	*	95	31	3.0
Falkirk	109	67	32	3.4	3	54	33	14	3.8	1	163	46	3.5
Fife	219	40	105	2.1	7	332	60	53	6.3	5	551	158	3.5
Glasgow City	604	94	289	2.1	18	36	6	5	7.2	1	640	294	2.2
Highland <sup>6</sup>	174	14	75	2.3	5	1,102	86	28	39.4	16	1,276	103	12.4
Inverclyde	82	100	42	1.9	2	-	-	-	-	-	82	42	1.9
Loch Lomond & the Trossachs <sup>5</sup>	25	100	10	2.5	1	-	-	-	-	-	25	10	2.5
Midlothian	12	7	12	1.0	*	167	93	39	4.3	2	178	51	3.5
Moray	7	100	8	0.9	*	-	-	-	-	-	7	8	0.9
Na h-Eileanan Siar	1	100	3	0.4	*	-	-	-	-	-	1	3	0.4
North Ayrshire	326	29	87	3.8	10	798	71	46	17.3	11	1,124	133	8.5
North Lanarkshire	770	71	303	2.5	23	309	29	91	3.4	4	1,078	394	2.7
Orkney Islands	3	9	1	3.5	*	35	91	3	11.7	1	39	4	9.6
Perth & Kinross <sup>5</sup>	13	69	20	0.7	*	6	31	4	1.5	*	19	24	0.8
Renfrewshire	62	9	37	1.7	2	646	91	4	161.6	9	708	41	17.3
Scottish Borders	34	68	52	0.6	1	16	32	8	2.0	*	49	60	0.8
Shetland Islands	1	10	1	0.5	*	5	90	5	0.9	*	5	6	0.8
South Ayrshire	79	98	38	2.1	2	2	2	2	0.9	*	81	40	2.0
South Lanarkshire	137	46	83	1.6	4	159	54	26	6.1	2	296	109	2.7
Stirling <sup>5</sup>	5	4	3	1.7	*	112	96	9	12.4	2	117	12	9.7
West Dunbartonshire <sup>5</sup>	157	100	56	2.8	5	-	-	-	-	-	157	56	2.8
West Lothian <sup>6</sup>	103	30	17	6.1	3	238	70	27	8.8	3	341	44	7.7
<b>Scotland</b>	<b>3,311</b>	<b>32</b>	<b>1,497</b>	<b>2.2</b>	<b>100</b>	<b>6,968</b>	<b>68</b>	<b>481</b>	<b>14.5</b>	<b>100</b>	<b>10,279</b>	<b>1,978</b>	<b>5.2</b>

1. Figures may not sum due to rounding.

2. Settlements as defined by Local Authorities in their latest council approved local plans (see Annex Section A.6).

3. As a percentage of the total amount of derelict land that is within a settlement in Scotland.

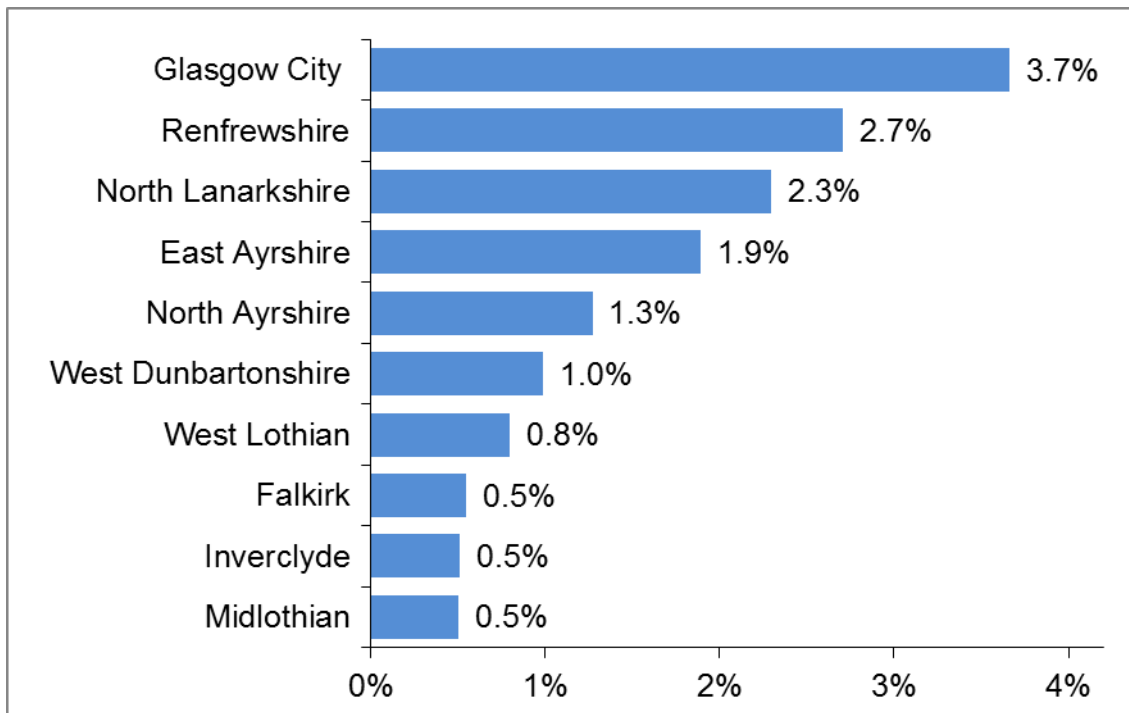
4. As a percentage of the total amount of derelict land that is within the countryside in Scotland.

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

6. Data for Dumfries & Galloway, East Lothian, Highland and West Lothian is carried over from 2015.

**5.9** Chart 2 shows the ten councils with the largest amount of derelict land in relation to the size of their administrative area. The figures for all councils can be found in [Table C](#) in the annex. Approximately 3.7% of Glasgow City’s total land area is derelict. The comparative figures for the next highest councils are 2.7% in Renfrewshire, 2.3% in North Lanarkshire, 1.9% in East Ayrshire, 1.3% in North Ayrshire and 1.0% in West Dunbartonshire. Across Scotland as a whole 0.1% of all land is derelict.

**Chart 2: Local Authorities with the largest amount of Derelict Land as a percentage of local authority administrative area, 2016<sup>1</sup>**



1. Data for West Lothian is carried forward from 2015.

**5.10** Table 7 shows the characteristics of derelict land in Scotland during 2016. Of the 1,978 derelict sites recorded in the 2015 survey 1,569 (79%) were given a characteristic. In terms of land the response rate is 8,814 out of 10,279 hectares of derelict land (86%) classified by characteristic.

**5.11** Table 7 also shows the variation in the characteristics of derelict land (for the 86% of land that has been classified by characteristic). 30% of this derelict land (2,613 hectares and 119 sites) is recorded as having a mixture of possible left over chemicals/substances and rubble, stone deposits and other material. A further 26% of derelict land (2,299 hectares and 192 sites) is characterised by building remains and possible left over chemicals/substances. Whilst accounting for only 9% of characterised derelict land, it is worth noting that the most common derelict characteristic in terms of sites affected is the remains of buildings, with 628 sites recorded as having this as a single characteristic. It should be noted that there is potential for a lot of overlap in these categories, so the results should be treated with some caution.

**Table 7: Derelict Land characteristics, 2016<sup>1,2,3</sup>**

Derelict Characteristics	Derelict Land		
	Area (ha)	% of Derelict Land (by Area)	No. of Sites
Building remains	789	9	628
Possible left over chemicals/substances	851	10	249
Abandoned physical material (stone deposits, rubble etc)	539	6	170
Building remains and possible left over chemicals/substances	2,299	26	192
Building remains and abandoned physical material (stone deposits, rubble etc)	411	5	140
Possible left over chemicals/substances and rubble, stone deposits and other material	2,613	30	119
Building remains, possible left over chemicals/substances and abandoned physical material (stone deposits, rubble etc)	1,311	15	71
Percentage of categorised sites		<b>100</b>	
Unknown <sup>2</sup>	1,465	-	409
<b>Total</b>	<b>10,279</b>		<b>1,978</b>

1. Figures may not sum due to rounding.
2. Unknown values are excluded from the calculation of percentages.
3. 3,606 hectares of derelict land had previously been used for mineral activity with 63% of this area with derelict characteristics recorded as possible left over chemicals/substances and rubble, stone deposits and other material.

## 6 Derelict Land: People's Proximity to Derelict Land

**6.1** This section focuses exclusively on derelict land and people's proximity to such sites throughout Scotland. In 2016 there were 1,978 derelict sites recorded in the SVDLS.

**6.2** Table 8 shows the percentage of local authority population that is estimated to live within various distances of derelict land in 2016. This is an estimated measure of people's proximity to derelict land and not their exposure to it.

**Table 8: Estimated percentage of local authority population living within various distances of Derelict Land, 2016<sup>1,2,3</sup>**

Local Authority	Population	Distance from Derelict Land in 2016		
		Less than 500m	500m to Less than 1,000m	1,000m or further
Aberdeen City	230,350	26.6	24.5	48.9
Aberdeenshire	261,960	8.2	12.2	79.6
Angus	116,900	21.1	20.4	58.5
Argyll & Bute	86,890	9.2	11.7	79.2
Clackmannanshire	51,360	36.0	32.7	31.3
Dumfries & Galloway <sup>4</sup>	149,670	8.6	11.8	79.6
Dundee City	148,210	31.9	37.9	30.3
East Ayrshire	122,060	28.2	25.7	46.2
East Dunbartonshire	106,960	19.4	32.2	48.4
East Lothian <sup>4</sup>	103,050	17.9	32.5	49.6
East Renfrewshire	92,940	22.6	24.9	52.5
Edinburgh, City of	498,810	13.0	25.3	61.8
Falkirk	158,460	24.3	37.0	38.7
Fife	368,080	29.6	29.9	40.5
Glasgow City	606,340	61.1	33.0	5.9
Highland <sup>4</sup>	234,110	12.5	13.9	73.6
Inverclyde	79,500	54.0	20.9	25.1
Midlothian	87,390	36.7	42.7	20.6
Moray	95,510	9.3	19.7	71.0
Na h-Eileanan Siar	27,070	4.6	13.4	82.0
North Ayrshire	136,130	39.3	33.6	27.1
North Lanarkshire	338,260	73.4	23.7	2.9
Orkney Islands	21,670	0.6	3.6	95.8
Perth & Kinross	149,930	14.8	23.1	62.2
Renfrewshire	174,560	31.2	35.4	33.4
Scottish Borders	114,030	40.2	13.0	46.8
Shetland Islands	23,200	0.9	4.6	94.5
South Ayrshire	112,400	33.0	15.9	51.1
South Lanarkshire	316,230	26.7	22.8	50.5
Stirling	92,830	7.2	11.0	81.7
West Dunbartonshire	89,590	61.7	26.6	11.7
West Lothian <sup>4</sup>	178,550	20.1	29.4	50.6
<b>Scotland</b>	<b>5,373,000</b>	<b>30.3</b>	<b>25.2</b>	<b>44.5</b>

1. Figures may not sum due to rounding

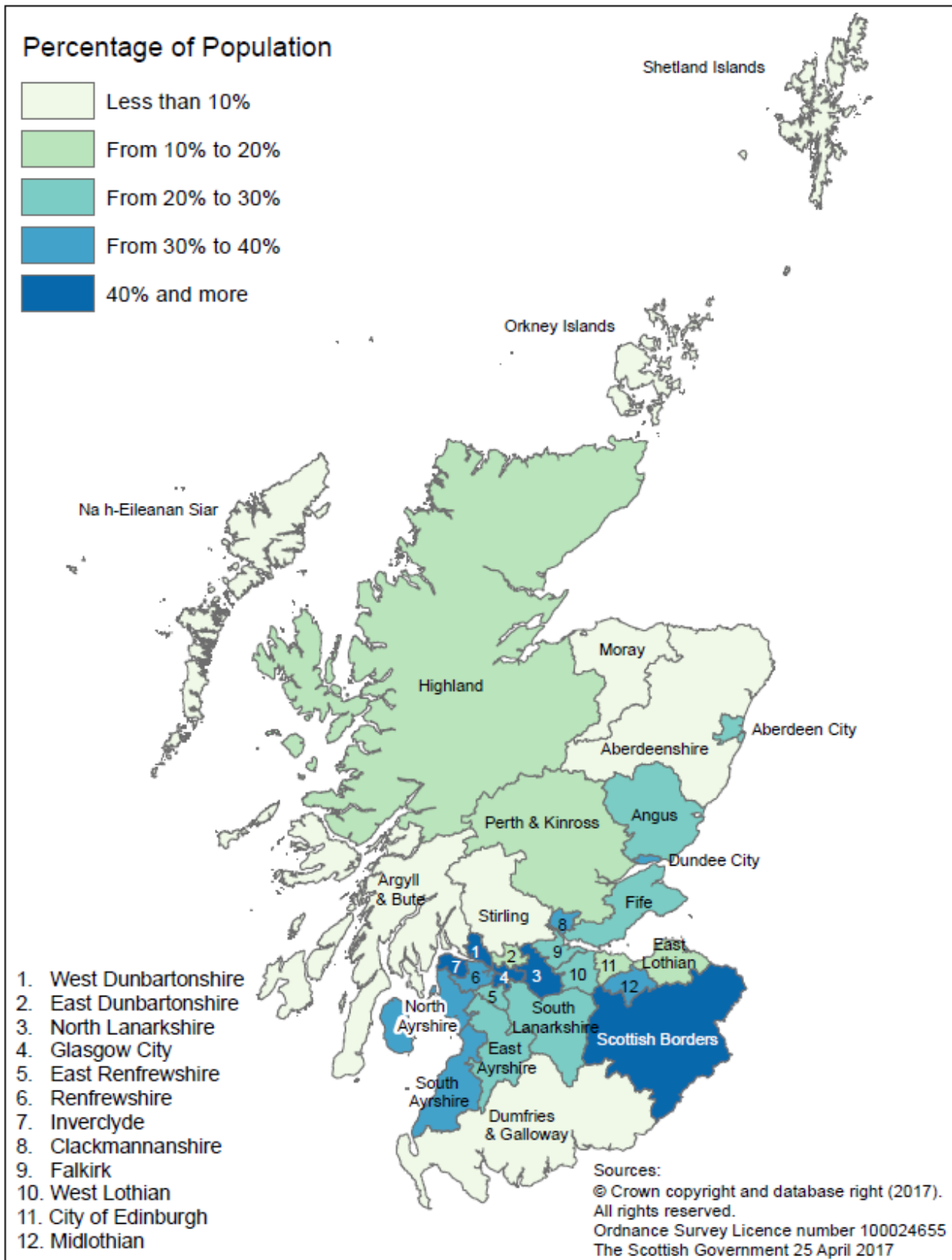
2. Population figures used for each local authority are the latest mid-year estimates published by NRS (in this case 2015).

3. Further information on how this data was calculated is available in Annex Section A.7.

4. Data for Dumfries & Galloway, East Lothian, Highland and West Lothian is carried over from 2015.



**Map 1: Percentage of population within 500 metres of a Derelict Site, 2016**



**6.3** The map shows the estimated percentage of each local authority’s population that lives with 500 metres of derelict land in 2016, based on the results from Table 8.

**6.4** 30.3% of Scotland's population is estimated to live within 500 metres of a derelict site. A further 25.2% live between 500 metres to less than 1,000 metres of a derelict site. The remaining 44.5% live at least 1,000 metres from a derelict site.

**6.5** People's proximity to derelict land varies significantly at council level. For example, 61.1% of Glasgow's population is estimated to live within 500 metres of a derelict site, whereas the figures for Aberdeen, Dundee and Edinburgh are 26.6%, 31.9% and 13.0% respectively. Other councils with an above-average proportion of their population living close to derelict land include North Lanarkshire (73.4%), West Dunbartonshire (61.7%) and Inverclyde (54.0%). The population of the Orkney Islands is least likely to be living close to derelict land with only 0.6% within 500 metres of a derelict site.

**6.6** Table 9 shows the estimated percentage of local authority population that lives within 500 metres of derelict land for the years 2010-2016. It also shows this proximity information for some long term derelict sites.

**6.7** In 2010, an estimated 29.8% of Scotland's population lived within 500 metres of a derelict site. This has risen slightly to 30.3% in 2016.

**6.8** Between 2010 and 2013, the percentage of Scotland's population that were estimated to live within 500 metres of a site that was derelict prior to 1991 fell from 13.3% to 12.2%. For the years 2013 to 2016 the percentage of Scotland's population that were estimated to live within 500 metres of a site that was derelict prior to 2001 fell from 16.4% to 15.6%. The only increases in proximity to pre-1991 and 2001 sites are usually caused either by the entry of "new" sites that have been derelict for a long time, or where old sites change type from vacant to derelict. New residential developments will also have a small effect. Those councils with the largest percentage of people within 500 metres of a site derelict before 2001 are West Dunbartonshire (40.5%), Glasgow City (40.0%), North Lanarkshire (34.6%) and Inverclyde (32.6%).

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

**6.10** The increase recorded in Inverclyde in 2016 is due to the addition of three new sites all close to residential areas. The increase recorded in long term derelict sites in Inverclyde is due to 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.

**Table 9: Estimated percentage of local authority population living within 500 metres of Derelict Land, 2010-2016<sup>1,2</sup>**

Local Authority	% of Population within 500m of any Derelict Site							% of Population within 500m of long term derelict land							
								prior to 1991				prior to 2001			
	2010	2011	2012	2013	2014	2015	2016	2010	2011	2012	2013	2013	2014	2015	2016
Aberdeen City	24.4	30.6	35.8	31.3	27.8	26.4	26.6	6.6	5.3	7.4	4.8	8.0	8.0	7.7	7.7
Aberdeenshire	7.2	6.3	7.7	6.9	7.4	6.8	8.2	0.3	0.2	1.5	0.2	1.2	1.2	1.0	0.4
Angus	16.2	13.3	17.3	16.0	16.0	18.9	21.1	9.9	9.8	11.4	10.0	12.3	12.3	11.7	12.0
Argyll & Bute	9.3	9.4	12.6	9.3	7.0	8.9	9.2	1.9	1.9	5.7	4.6	5.9	5.8	5.8	6.0
Clackmannanshire	20.0	28.6	24.2	22.8	31.7	35.0	36.0	14.4	10.7	12.1	10.3	13.4	13.4	13.0	6.6
Dumfries & Galloway <sup>3</sup>	9.1	9.3	11.7	10.6	10.6	8.7	8.6	3.8	3.8	5.2	4.0	4.2	4.2	2.4	2.4
Dundee City	29.7	27.0	29.2	27.8	30.2	31.4	31.9	10.7	9.9	12.0	10.2	16.1	16.1	12.3	12.2
East Ayrshire	25.1	28.1	28.9	28.1	28.0	28.0	28.2	10.5	9.2	10.2	8.8	11.0	11.0	10.4	10.5
East Dunbartonshire	19.0	18.8	20.1	20.8	18.4	16.4	19.4	13.0	13.0	14.4	13.7	15.2	15.2	15.1	15.1
East Lothian <sup>3</sup>	17.5	16.8	17.6	16.2	18.7	17.9	17.9	4.3	4.3	5.2	3.9	18.8	18.7	13.2	13.2
East Renfrewshire	22.4	22.2	26.5	23.6	22.5	22.3	22.6	10.5	10.4	11.2	8.6	13.5	13.5	13.2	12.3
Edinburgh, City of	23.0	23.1	17.9	16.7	15.2	13.7	13.0	2.5	2.5	4.7	2.6	3.8	3.8	2.7	2.9
Falkirk	12.6	11.7	12.7	11.3	11.1	13.0	24.3	4.4	4.1	5.2	4.4	10.0	10.0	9.9	11.6
Fife	30.6	29.0	28.8	25.7	28.0	27.9	29.6	3.6	3.5	5.1	3.5	11.4	11.4	11.0	9.7
Glasgow City	60.3	60.1	60.6	59.1	57.5	61.8	61.1	40.9	40.7	41.7	35.9	40.3	40.2	40.6	40.0
Highland <sup>3</sup>	19.4	20.2	20.9	13.9	15.2	12.6	12.5	13.0	12.9	13.7	9.0	11.3	11.3	9.8	9.6
Inverclyde	25.8	27.7	28.2	34.7	34.1	35.0	54.0	18.4	18.3	19.1	18.1	24.0	24.1	22.8	32.6
Midlothian	45.0	44.9	45.9	45.5	41.4	36.4	36.7	35.8	35.6	36.5	35.9	33.9	33.7	29.0	27.9
Moray	5.9	4.0	6.5	13.2	14.8	15.0	9.3	3.3	1.4	4.0	3.7	5.7	5.7	2.5	0.0
Na h-Eileanan Siar	5.0	4.9	5.5	4.8	4.7	4.7	4.6	2.3	2.3	2.9	2.2	3.8	3.9	3.9	3.8
North Ayrshire	39.9	45.2	43.3	39.3	39.9	39.5	39.3	17.8	17.8	18.7	18.1	23.3	23.5	21.0	20.8
North Lanarkshire	56.3	57.8	62.1	67.0	69.6	73.5	73.4	24.0	21.8	23.9	23.7	33.9	33.9	34.0	34.6
Orkney Islands	23.2	23.4	23.9	22.0	0.6	0.6	0.6	0.7	0.7	1.4	0.6	0.6	0.6	0.6	0.6
Perth & Kinross	18.3	19.0	20.8	20.4	16.4	15.2	14.8	3.0	2.9	5.3	2.9	5.3	5.3	5.4	4.7
Renfrewshire	32.0	32.1	33.1	31.9	21.1	30.9	31.2	10.5	9.5	10.8	9.5	21.1	21.1	21.2	21.5
Scottish Borders	44.3	43.3	43.6	40.9	38.4	38.4	40.2	17.7	17.9	16.4	15.1	23.0	22.9	22.8	22.5
Shetland Islands	1.0	1.0	1.9	0.9	0.9	0.8	0.9	0.9	0.9	1.7	0.8	0.8	0.8	0.8	0.8
South Ayrshire	20.1	20.4	22.5	24.8	25.0	30.9	33.0	4.7	4.7	6.1	5.0	16.2	16.2	16.2	20.4
South Lanarkshire	28.0	28.6	28.8	28.3	28.0	27.9	26.7	10.6	10.6	11.5	9.8	12.8	12.8	13.1	12.7
Stirling	12.0	12.5	18.6	11.3	9.0	9.7	7.2	8.9	8.0	10.9	3.3	4.3	4.2	4.9	3.6
West Dunbartonshire	67.6	62.0	59.5	60.7	62.1	64.0	61.7	40.3	39.4	37.9	36.2	41.1	41.4	42.3	40.5
West Lothian <sup>3</sup>	25.0	25.3	25.7	24.7	20.3	20.0	20.1	10.4	10.4	10.9	10.2	11.3	11.3	9.9	9.9
<b>Scotland</b>	<b>29.8</b>	<b>30.1</b>	<b>30.9</b>	<b>29.7</b>	<b>28.9</b>	<b>29.7</b>	<b>30.3</b>	<b>13.3</b>	<b>12.8</b>	<b>14.2</b>	<b>12.2</b>	<b>16.4</b>	<b>16.4</b>	<b>15.7</b>	<b>15.6</b>

1. Population figures used for each local authority are the latest mid-year estimates published by NRS (in this case 2015).
2. Further information on how this data was calculated is available in Annex Section A.8.
3. 2016 data for Dumfries & Galloway, East Lothian, Highland and West Lothian is carried over from 2015. See Annex E for details of council participation in different years.
4. The decrease recorded in Orkney in 2014 is due to the removal of eight sites, seven for definitional reasons and one for retail development.
5. The increase recorded in Inverclyde in 2016 is due to the addition of three new sites all close to residential areas. The increase recorded in long term derelict sites in Inverclyde is due to 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.

## 7 Derelict and Urban Vacant Land: Location relative to Deprivation

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

**Table 10: Derelict and Urban Vacant Land located within the 15% most deprived datazones, 2012-2016<sup>1,2,3,4,5</sup>**

Local Authority	% of LA Datazones within Scotland's 15% most deprived (SIMD 2016)	2012		2013		2014		2015		2016	
		Area of Vacant & Derelict Land (Hectares)	Sites	Area of Vacant & Derelict Land (Hectares)	Sites	Area of Vacant & Derelict Land (Hectares)	Sites	Area of Vacant & Derelict Land (Hectares)	Sites	Area of Vacant & Derelict Land (Hectares)	Sites
Aberdeen City	3	6	4	5	3	5	3	3	3	1	2
Aberdeenshire	1	3	6	3	6	2	5	1	4	1	4
Angus	1	-	-	-	-	-	-	-	-	-	-
Argyll & Bute	8	3	9	2	7	2	7	3	7	2	6
Clackmannanshire	15	2	1	2	1	2	2	3	4	3	4
Dumfries & Galloway <sup>6</sup>	6	-	-	-	-	-	-	-	-	-	-
Dundee City	29	62	82	71	89	74	91	77	95	70	85
East Ayrshire	22	61	26	72	27	310	29	309	27	309	27
East Dunbartonshire	2	-	-	-	-	-	-	-	-	-	-
East Lothian <sup>6</sup>	2	-	-	-	-	-	-	-	-	-	-
East Renfrewshire	4	3	7	3	5	3	5	3	5	3	5
Edinburgh, City of	10	17	8	18	8	18	8	18	8	20	8
Falkirk	11	17	6	17	7	16	6	16	6	14	6
Fife	14	41	28	42	29	44	30	44	30	35	27
Glasgow City	43	774	593	741	570	729	554	704	535	679	514
Highland <sup>6</sup>	6	9	15	4	11	4	11	4	11	4	11
Inverclyde	36	44	60	55	76	54	78	46	65	43	62
Midlothian	6	3	2	3	2	4	3	4	3	4	2
Moray	-	-	-	-	-	-	-	-	-	-	-
Na h-Eileanan Siar	-	-	-	-	-	-	-	-	-	-	-
North Ayrshire	27	93	56	90	54	113	53	114	52	109	51
North Lanarkshire	23	81	95	84	101	91	107	88	107	85	103
Orkney Islands	-	-	-	-	-	-	-	-	-	-	-
Perth & Kinross	5	-	-	-	-	-	-	-	-	-	-
Renfrewshire	21	77	77	71	72	71	73	63	64	63	64
Scottish Borders	4	7	9	7	9	6	9	6	8	6	8
Shetland Islands	-	-	-	-	-	-	-	-	-	-	-
South Ayrshire	12	3	4	3	4	3	5	3	5	3	5
South Lanarkshire	14	83	61	80	59	82	65	83	66	74	62
Stirling	7	19	17	21	17	12	14	12	11	15	11
West Dunbartonshire	29	53	30	52	28	56	30	57	28	49	24
West Lothian <sup>6</sup>	7	5	3	5	3	3	1	3	1	3	1
<b>Scotland</b>	<b>15</b>	<b>1,464</b>	<b>1,199</b>	<b>1,450</b>	<b>1,188</b>	<b>1,704</b>	<b>1,189</b>	<b>1,661</b>	<b>1,145</b>	<b>1,593</b>	<b>1,092</b>

1. Figures may not sum due to rounding.
2. 2012-2016 analysis uses the results of SIMD 2016 published on 31 August 2016. These results should not be compared with those published in previous bulletins due to the updated SIMD index.
3. See Annex Table E for details of council participation in different years.
4. Further information on how this data was calculated is available in Annex Section A.9
5. During 2016, historical data for the years 2010-2015 were revised to remove sites that had been taken out of the survey for definitional reasons and to correct any revisions to the data highlighted in the 2016 survey returns. Further information on this process is available in the Annex along with un-amended historical data for the survey years of 1996-2009.
6. 2016 data for Dumfries & Galloway, East Lothian, Highland and West Lothian is carried over from 2015.

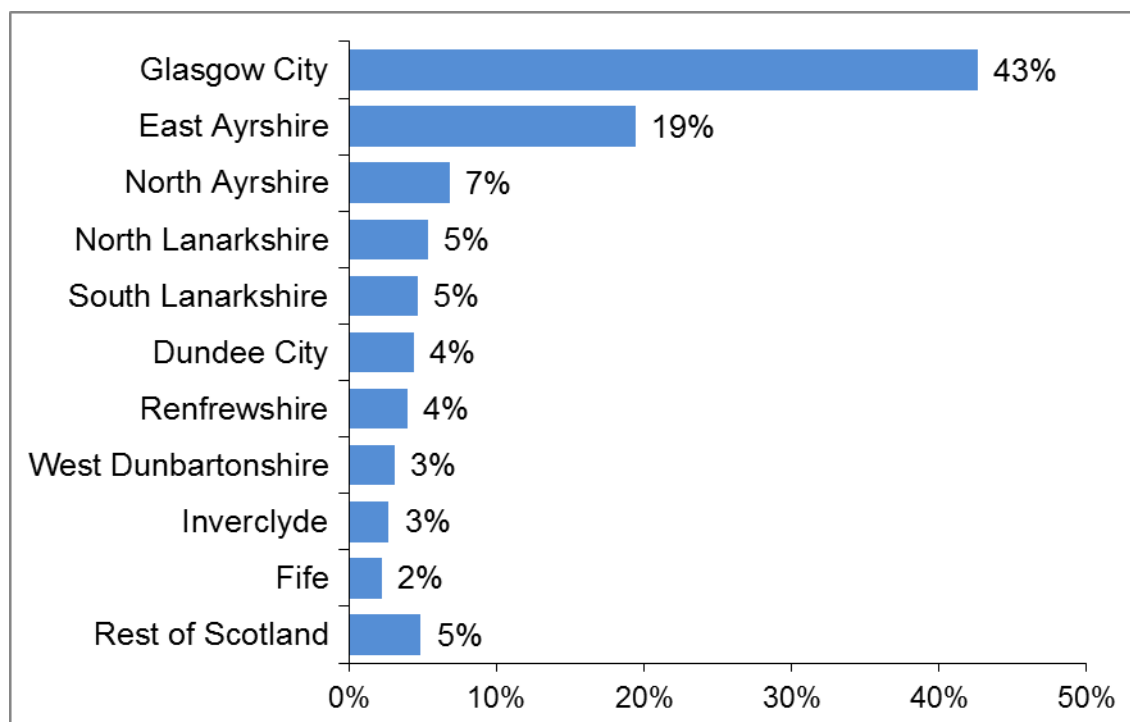
**7.2** Table 10 shows the proportion of each local authority's datazones that are within Scotland's 15% most deprived, and the amount of derelict and urban vacant land that is situated within those datazones for the years 2012 to 2016. In 2012, 1,464 hectares of derelict and urban vacant land were situated within the 15% most deprived datazones. By 2016 this had increased to 1,593 hectares. This represents 13% of all derelict and urban vacant land recorded in Scotland in 2016.

**7.3** Glasgow City has the largest amount of derelict and urban vacant land located within the 15% most deprived datazones for each of the last 5 years. This figure has decreased by 95 hectares between 2012 and 2016 from 774 hectares to 679 hectares. East Ayrshire has the second highest amount of derelict and urban vacant land located within the 15% most deprived datazones for 2016. This figure has increased between 2012 and 2016 from 61 hectares to 309 hectares.

**7.4** At the other end of the scale Moray, Na h-Eileanan Siar, Orkney Islands and Shetland Islands have no datazones within Scotland's 15% most deprived, thus no derelict or urban vacant land could be recorded in Table 10. In addition to this, whilst Angus, Dumfries & Galloway, East Dunbartonshire, East Lothian and Perth & Kinross do have datazones within Scotland's 15% most deprived, they did not have any derelict or urban vacant land situated within those areas in 2016.

**7.5** Table 10 uses the results for SIMD 2016. In previous SVDLS publications analysis was based on SIMD 2012. The largest differences for area between the two versions of SIMD are noticed in East Ayrshire for the years 2014 & 2015 and for North Lanarkshire across all years. In East Ayrshire there is a large increase in the area of vacant and derelict land in the 15% most deprived datazones (285 hectares for 2015). This is largely due to two sites (133 hectares and 110 hectares) that under SIMD 2016 now fall within the 15% most deprived datazones but were not included under SIMD 2012. In North Lanarkshire there is a large decrease in the area of vacant and derelict land in the 15% most deprived datazones (290 hectares for 2015). This is mainly due to 6 sites ranging from 7 to 115 hectares that no longer fall within the 15% most deprived datazones.

**Chart 3: Percentage of Derelict and Urban Vacant Land located within the 15% most deprived datazones, 2016**

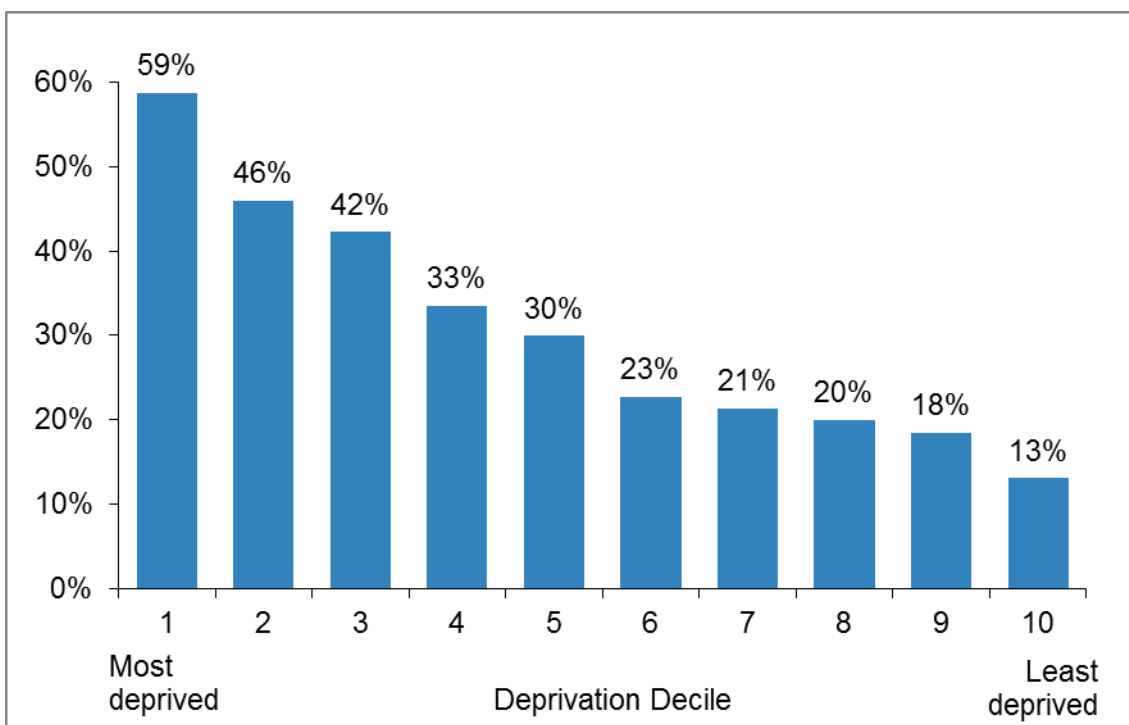


**7.6** Chart 3 shows the amount of derelict and urban vacant land located within the 15% most deprived datazones in 2016, split by local authority. Glasgow City has the highest proportion, with 43% of all derelict and urban vacant land within the 15% most deprived datazones being located within this council's boundaries. East Ayrshire is second; containing 19% of all derelict and urban vacant land located within the 15% most deprived datazones. Some distance behind those 2 councils lie North Ayrshire (7%) then North Lanarkshire and South Lanarkshire (each with 5%) and Dundee City and Renfrewshire (each with 4%). Across Scotland as a whole, three fifths of all derelict and urban vacant land located within the 15% most deprived datazones are in either Glasgow City or East Ayrshire.

**7.7** Chart 4 draws together the analysis on people’s proximity to derelict land in 2016 and the information on deprivation levels contained within SIMD 2016. Each deprivation decile is shown on the x-axis, decile 1 represents the 10% most deprived datazones in Scotland, through to decile 10, which represents the 10% least deprived datazones in Scotland. For each decile, the proportion of the total datazone population that lives within 500 metres of a derelict site in 2016 is given.

**7.8** A clear relationship can be seen in Chart 4, showing that as datazones get progressively less deprived, the proportion of their population that lives within 500 metres of a derelict site becomes smaller.

**Chart 4: Percentage of Scotland’s population living within 500 metres of Derelict Land by deprivation decile, 2016<sup>1,2</sup>**

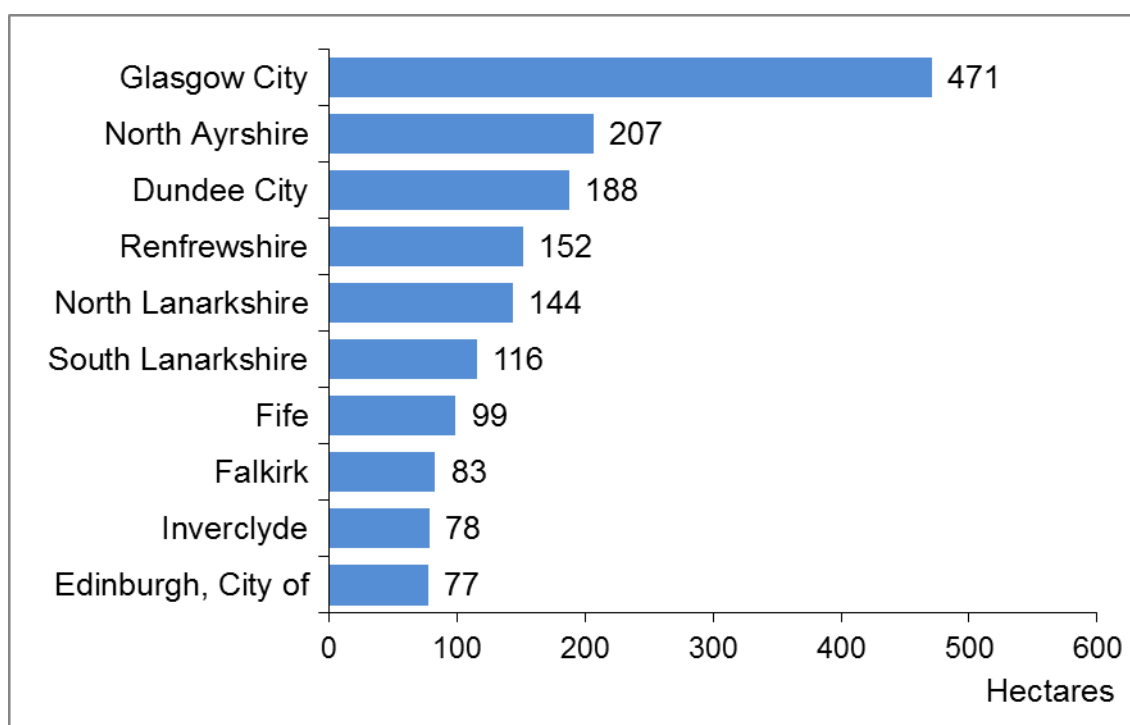


1. Analysis uses 2015 mid-year population estimates and SIMD 2016.
2. No comparison has been made with previous year’s results since this year’s results based on SIMD 2016 are not comparable with previous years that were based on SIMD 2012.

## 8 Urban Vacant Land: Levels and Location

**8.1** 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.

**Chart 5: Local Authorities with the largest amount of Urban Vacant Land, 2016**



**8.2** Chart 5 shows the ten councils with the largest amounts of urban vacant land in 2016. There were 2,156 hectares of urban vacant land recorded in Scotland in 2016. Glasgow City has the most urban vacant land with 471 hectares, followed by North Ayrshire (207 hectares) and then Dundee City (188 hectares). In 2016, the largest areas of urban vacant land in Scotland were sites in Redburn, Irvine, North Ayrshire (22 hectares), Claverhouse Business Park, Dundee (22 hectares) and Orchardbank Business Park, Angus (21 hectares).

**8.3** Table 11 shows the amount of urban vacant land in Scotland, split by local authority for the years 2010-2016. In 2010 there were 2,580 hectares of urban vacant land in Scotland. This figure has fallen to a low of 2,156 hectares in 2016. Between 2010 and 2016 there has been an overall 16% (424 hectares) reduction in the amount of urban vacant land in Scotland. A small number of councils did not participate in every survey between 2010 and 2016. In those cases, previous years' data is rolled forward until new data becomes available.



**Table 11: Total Urban Vacant Land by local authority area, 2010-2016<sup>1,2,3</sup>**

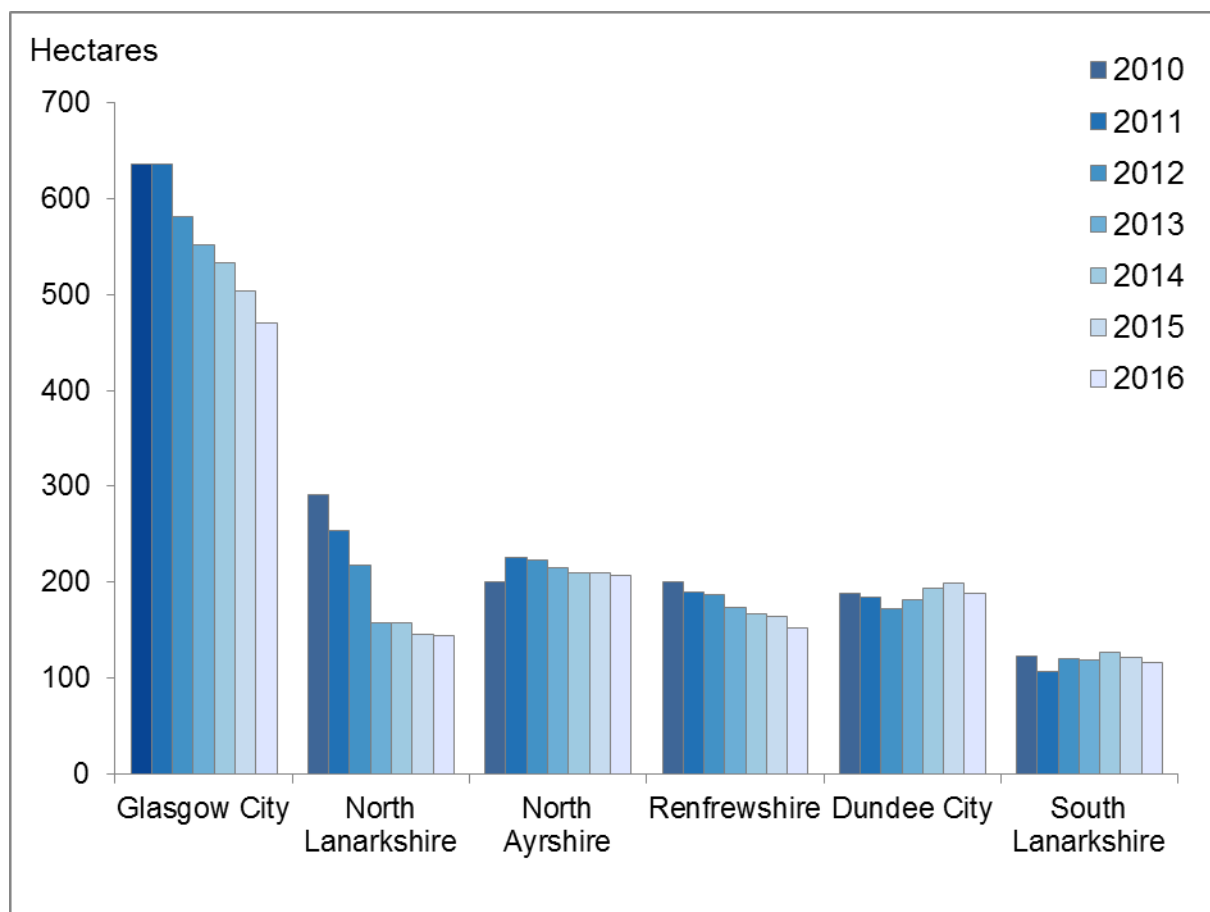
Local Authority	Total Urban Vacant Land Area (ha)							% Change 2010-2016 <sup>5</sup>
	2010	2011	2012	2013	2014	2015	2016	
Aberdeen City	39	30	27	23	22	15	20	-49%
Aberdeenshire	28	46	48	40	38	38	42	49%
Angus	53	50	49	49	57	53	42	-21%
Argyll & Bute <sup>4</sup>	21	21	26	25	23	22	21	-3%
Clackmannanshire	17	16	10	13	17	16	15	-9%
Dumfries & Galloway <sup>6</sup>	13	12	8	8	8	6	6	-55%
Dundee City	188	184	172	182	193	199	188	0%
East Ayrshire	57	58	58	67	60	61	70	24%
East Dunbartonshire	16	16	14	10	10	10	10	-36%
East Lothian <sup>6</sup>	9	9	8	10	10	9	9	-4%
East Renfrewshire	17	17	15	21	24	19	19	10%
Edinburgh, City of	96	97	97	100	97	88	77	-19%
Falkirk	81	80	80	85	86	91	83	3%
Fife	84	88	86	102	101	105	99	18%
Glasgow City	636	635	581	552	533	504	471	-26%
Highland <sup>6</sup>	81	82	82	80	74	66	66	-19%
Inverclyde	98	98	117	123	120	136	78	-20%
Loch Lomond & the Trossachs <sup>4</sup>	n/a	7	6	6	6	3	3	n/a
Midlothian	15	17	17	17	11	11	9	-38%
Moray	24	17	14	12	12	7	8	-68%
Na h-Eileanan Siar	9	9	9	9	9	8	8	-11%
North Ayrshire	200	226	223	215	210	209	207	3%
North Lanarkshire	291	253	217	158	158	146	144	-51%
Orkney Islands	1	1	1	*	-	-	-	-100%
Perth & Kinross <sup>4</sup>	11	9	9	8	21	20	18	75%
Renfrewshire	200	189	186	173	166	165	152	-24%
Scottish Borders	26	26	28	28	27	26	26	-3%
Shetland Islands	2	2	2	2	2	1	1	-52%
South Ayrshire	24	26	29	34	34	34	27	11%
South Lanarkshire	123	106	121	119	127	122	116	-6%
Stirling <sup>4</sup>	37	39	40	44	33	32	35	-5%
West Dunbartonshire <sup>4</sup>	23	20	20	20	21	15	14	-38%
West Lothian <sup>6</sup>	61	61	61	62	72	72	72	18%
<b>Scotland</b>	<b>2,580</b>	<b>2,548</b>	<b>2,460</b>	<b>2,395</b>	<b>2,378</b>	<b>2,309</b>	<b>2,156</b>	<b>-16%</b>

1. Figures may not sum due to rounding.
2. See Annex Table E for details of council participation in different years.
3. During 2015, historical data for the years 2009-2014 were revised to remove sites that had been taken out of the survey for definitional reasons and to correct any revisions to the data highlighted in the 2015 survey returns. Further information on this process is available in the Annex along with un-amended historical data for the survey years of 1996-2008.
4. From 2011 LLTNP took responsibility for surveying vacant and derelict land within the park boundaries. These sites are no longer recorded in Argyll & Bute, Perth & Kinross, Stirling and West Dunbartonshire local authority boundaries, and are separately identifiable as LLTNP from 2011. Prior to 2011, these sites were classified within the relevant local authority boundary.
5. Previous SVDLS bulletins have used different base years for percentage change and so these percentages should not be compared with those in previous bulletins.
6. 2016 data for Dumfries & Galloway, East Lothian, Highland and West Lothian is carried over from 2015.

**8.4** Changes in the relative amount of urban vacant land in Scotland show greater variation at council level. The largest absolute reduction was seen in Glasgow City, down by 166 hectares from 636 hectares in 2010 to 471 hectares in 2016. Some of the larger percentage changes for certain councils (for example Orkney Islands and Perth & Kinross) are due to there only being a small base of recorded land in 2010.

**8.5** Looking at the 6 councils with the most urban vacant land in 2010, Chart 6 shows the change since 2010 in total levels of urban vacant land. Glasgow City has consistently had the highest amount of urban vacant land in Scotland for the period 2010-2016. Glasgow reported 636 hectares of urban vacant land in 2010, decreasing to 471 hectares (a net decrease of 26%) by 2016. The other three authorities recording percentage decreases are North Lanarkshire (51%), Renfrewshire (24%) and South Lanarkshire (6%). In contrast North Ayrshire has seen a 3% increase in the level of urban vacant land during the past 6 years and in Dundee City the amount of urban vacant land in 2016 is the same as in 2010 (188 hectares).

**Chart 6: Total level of Urban Vacant Land in top 6 local authorities (as at 2010), 2010-2016**



## **9 Derelict and Urban Vacant Land: Previous Uses and Other Characteristics**

**9.1** This section focuses on what the previous uses were for 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.

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

**9.3** The previous uses of derelict and urban vacant sites are shown in Table 12. Former agricultural land should only be included if it is characterised by specific unsightliness or neglect. However, local authorities have explained that in some instances former agricultural land is released for development and is then classed as vacant where either the land is prepared for development or development starts on the land.

**9.4** The previous use was unknown for 636 hectares of land (3% of the total amount of derelict and 14% of the total amount of urban vacant land recorded in 2016). For those sites where the previous use is known, 36% of derelict land recorded in 2016 had previously been used for mineral activity (3,606 hectares), 19% for defence (1,906 hectares) and a further 19% for manufacturing (1,859 hectares). The most common previous use for urban vacant land, where previous use is known, was agriculture (18%, or 328 hectares) and the second most common previous use was residential development, accounting for 17% of recorded urban vacant land (318 hectares).

**Table 12: Previous uses of Derelict and Urban Vacant Land, 2016<sup>1</sup>**

Previous Use	Derelict Land			Urban Vacant Land			Total Derelict and Urban Vacant Land		
	Area (ha)	% of Derelict Land (by Area)	No. of Sites	Area (ha)	% of Urban Vacant Land (by Area)	No. of Sites	Area (ha)	% of Total V&D Land (by Area)	No. of Sites
Agriculture	201	2	114	328	18	131	529	4	245
Business Class	6	*	10	8	*	12	14	*	22
Community & Health	634	6	129	99	5	82	733	6	211
Defence	1,906	19	37	33	2	22	1,939	16	59
Education	112	1	92	205	11	141	317	3	233
Forestry/Woodland	14	*	9	21	1	7	34	*	16
Green/Environmental	-	-	-	-	-	-	-	-	-
Manufacturing	1,859	19	302	260	14	121	2,119	18	423
Mineral Activity	3,606	36	269	23	1	11	3,629	31	280
Nature Conservation	8	*	1	-	-	-	8	*	1
Offices	9	*	14	11	1	21	20	*	35
Other General Industry <sup>2</sup>	458	5	132	137	7	120	595	5	252
Passive Open Space	37	*	16	62	3	51	100	1	67
Prepared Ground	13	*	6	36	2	18	49	*	24
Recreation & Leisure <sup>3</sup>	120	1	75	54	3	64	173	1	139
Residential	169	2	213	318	17	406	487	4	619
Retailing	15	*	45	33	2	51	48	*	96
Storage	188	2	79	51	3	51	239	2	130
Transport	258	3	137	72	4	74	330	3	211
Utility Services	161	2	33	7	*	14	167	1	47
Wholesale Distribution	11	*	9	20	1	9	31	*	18
Other	169	2	84	68	4	68	237	2	152
<i>% of categorised sites</i>		<i>100</i>			<i>100</i>			<i>100</i>	
Unknown <sup>4</sup>	325	-	172	310	-	310	636	-	482
<b>Total</b>	<b>10,279</b>		<b>1,978</b>	<b>2,156</b>		<b>1,784</b>	<b>12,435</b>		<b>3,762</b>

1. Figures may not sum due to rounding
2. Excluding manufacturing
3. Excluding passive open space
4. Unknown values are excluded from the calculation of percentages

**9.5** Where the length of time a site has lain unused was known, 34% (1,703 hectares) of urban vacant or derelict land within settlements and 31% (2,131 hectares) of derelict land within the countryside had been unused since before 1991 (Tables 13 and 14). Taken as a whole, 32% (3,834 hectares) of all urban vacant and derelict land across Scotland has been lying unused for at least 25 years. There is a large degree of variation at council level for how long vacant and derelict land has been unused.

**Table 13: Sites in Settlements: Date when Urban Vacant or Derelict Land was first identified, by local authority area, 2016<sup>1,2,3</sup>**

Local Authority	Pre-1991		1991-1995		1996-2000		2001-2005		2006-2010		2011-2016		Unknown <sup>4</sup>	Total
	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	Area (ha)
Aberdeen City	4	21	-	-	2	10	3	16	2	11	9	44	14	36
Aberdeenshire	1	2	2	5	1	4	4	12	14	43	11	34	33	65
Angus	9	14	7	11	4	7	26	39	13	20	6	10	3	68
Argyll & Bute <sup>5</sup>	7	45	*	2	-	-	-	-	4	25	4	29	13	29
Clackmannanshire	15	42	-	-	-	-	6	15	1	3	15	41	-	37
Dumfries & Galloway <sup>6</sup>	7	60	-	-	2	13	3	24	*	2	-	-	23	36
Dundee City	42	21	9	5	35	17	30	15	39	19	47	23	2	204
East Ayrshire	51	44	24	20	2	2	18	16	13	11	8	7	19	135
East Dunbartonshire	21	49	7	18	1	1	4	9	-	-	10	24	-	43
East Lothian <sup>6</sup>	1	5	-	-	2	8	1	3	6	24	16	61	6	31
East Renfrewshire	10	18	15	29	1	2	16	30	2	4	9	16	-	53
Edinburgh, City of	11	10	*	*	22	19	9	7	51	44	23	20	53	170
Falkirk	40	24	10	6	4	2	52	31	18	11	45	26	24	193
Fife	80	26	14	5	78	25	88	29	25	8	24	8	9	318
Glasgow City	437	41	126	12	144	13	109	10	180	17	79	7	-	1,075
Highland <sup>6</sup>	173	78	13	6	14	6	15	7	4	2	3	2	17	240
Inverclyde	22	14	4	2	21	13	12	7	25	16	76	48	*	160
Loch Lomond & the Trossachs <sup>5</sup>	10	39	1	2	-	-	16	59	*	*	-	-	2	28
Midlothian	12	78	-	-	-	-	3	21	-	-	*	1	5	21
Moray	-	-	-	-	-	-	8	52	-	-	7	48	-	15
Na h-Eileanan Siar	1	31	2	61	*	4	*	4	-	-	-	-	6	9
North Ayrshire	191	36	52	10	92	17	87	16	92	17	14	3	5	533
North Lanarkshire	201	22	339	37	46	5	30	3	217	24	75	8	6	913
Orkney Islands	3	100	-	-	-	-	-	-	-	-	-	-	-	3
Perth & Kinross <sup>5</sup>	4	13	*	1	2	6	8	29	14	48	1	2	3	32
Renfrewshire	55	26	9	4	27	12	27	13	82	38	14	7	-	214
Scottish Borders	4	30	4	26	-	-	-	-	2	18	4	27	46	59
Shetland Islands	-	-	-	-	-	-	1	100	-	-	-	-	1	2
South Ayrshire	55	65	3	3	9	10	3	4	13	15	2	2	22	106
South Lanarkshire	82	39	11	5	6	3	17	8	46	22	49	23	41	252
Stirling <sup>5</sup>	1	4	-	-	7	23	1	4	13	45	7	25	11	40
West Dunbartonshire <sup>5</sup>	78	46	28	16	8	5	28	17	14	8	14	8	1	171
West Lothian <sup>6</sup>	74	71	-	-	*	*	15	14	14	13	2	2	70	175
<b>Scotland</b>	<b>1,703</b>	<b>34</b>	<b>681</b>	<b>14</b>	<b>530</b>	<b>11</b>	<b>639</b>	<b>13</b>	<b>904</b>	<b>18</b>	<b>576</b>	<b>11</b>	<b>435</b>	<b>5,467</b>

1. Figures may not sum due to rounding.
2. Figures are for total vacant land in settlements of 2,000 and over and derelict land in all settlements. Settlements as defined by local authorities in their latest council approved local plans (see Annex Section A.5).
3. See Annex Table E for details of council participation in different years.
4. Unknown values are excluded from the calculation of percentage values.
5. From 2011 LLTNP took responsibility for surveying vacant and derelict land within the park boundaries. These sites are no longer recorded in Argyll & Bute, Perth & Kinross, Stirling and West Dunbartonshire local authority boundaries, and are separately identifiable as LLTNP from 2011. Prior to 2011, these sites were classified within the relevant local authority boundary.
6. 2016 data for Dumfries & Galloway, East Lothian, Highland and West Lothian is carried over from 2015.

**Table 14: Sites in the Countryside: Date when Derelict Land was first identified, by local authority area, 2016<sup>1,2,3</sup>**

Local Authority	Pre-1991		1991-1995		1996-2000		2001-2005		2006-2010		2011-2016		Unknown <sup>4</sup>	Total
	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	Area (ha)
Aberdeen City	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Aberdeenshire	13	100	-	-	-	-	-	-	-	-	-	-	*	13
Angus	45	62	1	1	2	2	-	-	18	24	8	11	1	74
Argyll & Bute <sup>5</sup>	-	-	-	-	-	-	-	-	-	-	-	-	29	29
Clackmannanshire	-	-	-	-	-	-	-	-	-	-	32	100	-	32
Dumfries & Galloway <sup>6</sup>	359	91	37	9	-	-	-	-	*	*	-	-	*	397
Dundee City	-	-	-	-	-	-	-	-	-	-	-	-	-	-
East Ayrshire	153	7	1	*	-	-	-	-	-	-	2,124	93	44	2,322
East Dunbartonshire	9	34	6	24	-	-	2	10	-	-	8	32	9	34
East Lothian <sup>6</sup>	12	25	2	4	14	30	-	-	19	41	-	-	2	49
East Renfrewshire	-	-	2	100	-	-	-	-	-	-	-	-	-	2
Edinburgh, City of	-	-	-	-	-	-	-	-	-	-	-	-	2	2
Falkirk	25	61	-	-	3	7	7	16	6	15	*	1	13	54
Fife	129	41	-	-	73	23	73	23	40	13	1	*	17	332
Glasgow City	23	65	12	32	1	3	-	-	-	-	-	-	-	36
Highland <sup>6</sup>	725	67	18	2	64	6	256	24	23	2	-	-	16	1,102
Inverclyde	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Loch Lomond & the Trossachs <sup>5</sup>	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Midlothian	127	82	2	1	26	17	-	-	-	-	-	-	12	167
Moray	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Na h-Eileanan Siar	-	-	-	-	-	-	-	-	-	-	-	-	-	-
North Ayrshire	42	5	32	4	19	2	635	80	67	8	1	*	1	798
North Lanarkshire	102	33	1	*	26	8	16	5	6	2	155	51	3	309
Orkney Islands	35	100	-	-	-	-	-	-	-	-	-	-	-	35
Perth & Kinross <sup>5</sup>	2	40	-	-	-	-	2	31	2	29	-	-	1	6
Renfrewshire	-	-	-	-	628	97	-	-	-	-	18	3	-	646
Scottish Borders	7	100	-	-	-	-	-	-	-	-	-	-	9	16
Shetland Islands	1	100	-	-	-	-	-	-	-	-	-	-	4	5
South Ayrshire	-	-	-	-	-	-	-	-	-	-	1	100	1	2
South Lanarkshire	85	63	9	6	*	*	35	26	5	4	-	-	25	159
Stirling <sup>5</sup>	109	98	*	*	2	1	-	-	*	*	-	-	1	112
West Dunbartonshire <sup>5</sup>	-	-	-	-	-	-	-	-	-	-	-	-	-	-
West Lothian <sup>6</sup>	129	56	32	14	-	-	69	30	-	-	-	-	7	238
<b>Scotland</b>	<b>2,131</b>	<b>31</b>	<b>155</b>	<b>2</b>	<b>858</b>	<b>13</b>	<b>1,094</b>	<b>16</b>	<b>186</b>	<b>3</b>	<b>2,347</b>	<b>35</b>	<b>197</b>	<b>6,968</b>

1. Figures may not sum due to rounding.
2. Figures are for derelict land in the countryside.
3. See Annex Table E for details of council participation in different years
4. Unknown values are excluded from the calculation of percentage values.
5. From 2011 LLTNP took responsibility for surveying vacant and derelict land within the park boundaries. These sites are no longer recorded in Argyll & Bute, Perth & Kinross, Stirling and West Dunbartonshire local authority boundaries, and are separately identifiable as LLTNP from 2011. Prior to 2011, these sites were classified within the relevant local authority boundary.
6. 2016 data for Dumfries & Galloway, East Lothian, Highland and West Lothian is carried over from 2015.

**Table 15: Development Potential of Derelict and Urban Vacant Land, 2016<sup>1</sup>**

Development Potential	Derelict Land			Urban Vacant Land			Total Derelict and Urban Vacant Land		
	Area (ha)	% of Derelict Land (by Area)	No. of Sites	Area (ha)	% of Urban Vacant Land (by Area)	No. of Sites	Area (ha)	% of Total Land (by Area)	No. of Sites
Developable - Short Term <sup>2</sup>	2,282	24	482	907	45	684	3,189	28	1,166
Developable - Medium Term <sup>3</sup>	2,431	26	506	759	38	636	3,190	28	1,142
Developable - Undetermined	1,799	19	545	296	15	294	2,095	18	839
Uneconomic to Develop/Reclamation for 'Soft' End Use	2,861	31	234	57	3	65	2,918	26	299
<i>Percentage of categorised sites</i>		<b>100</b>			<b>100</b>			<b>100</b>	
Unknown <sup>4</sup>	905	-	211	138	-	105	1,043	-	316
<b>Total</b>	<b>10,279</b>		<b>1,978</b>	<b>2,156</b>		<b>1,784</b>	<b>12,435</b>		<b>3,762</b>

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

**9.6** Table 15 shows the development potential of derelict and urban vacant land as reported by Local Authorities, based on their expectation of when land is likely to be developed. 24% of all derelict land within Scotland (with known development potential) is estimated to be developed in the short term, compared to 45% of all urban vacant land with known development potential. The higher proportion of urban vacant land estimated to be developed in the short term, compared to derelict land, is not surprising given derelict land (by definition) requires some form of rehabilitation before new development can commence. Overall, 28% of all derelict and urban vacant land within Scotland (with known development potential) has been estimated to be developed in the short term. Across Scotland, 31% 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: Ownership of Derelict and Urban Vacant Land, 2016<sup>1</sup>**

Ownership	Derelict Land			Urban Vacant Land			Total Derelict and Urban Vacant Land		
	Area (ha)	% of Derelict Land (by Area)	No. of Sites	Area (ha)	% of Urban Vacant Land (by Area)	No. of Sites	Area (ha)	% of Total Land (by Area)	No. of Sites
Single Owner: Public	1,522	16	446	873	46	762	2,395	21	1,208
Single Owner: Private	7,432	79	1,067	873	46	704	8,305	74	1,771
Multiple Owners: Public	61	1	26	22	1	20	83	1	46
Multiple Owners: Private	65	1	27	36	2	19	101	1	46
Mixed Owners	305	3	76	108	6	57	413	4	133
<i>Percentage of categorised sites</i>		<b>100</b>			<b>100</b>			<b>100</b>	
Single Owner: Unknown <sup>2</sup>	893	-	336	244	-	222	1,138	-	558
<b>Total</b>	<b>10,279</b>		<b>1,978</b>	<b>2,156</b>		<b>1,784</b>	<b>12,435</b>		<b>3,762</b>

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

**9.7** In 2016, a majority of all derelict and urban vacant land with known ownership had a single private owner (74% or 8,305 hectares). 21% or 2,395 hectares of derelict and urban vacant land with known ownership had a single public owner. The remaining 6% of derelict and urban vacant land with known ownership is split 4% (413 hectares) mixed public and private ownership 1% (101

hectares) multiple private owners and 1% (83 hectares) multiple public owners. Out of all the 12,435 hectares of derelict and urban vacant land recorded in 2016, 9% (1,138 hectares) has ownership unknown to the local authority.

## **10 Derelict and Urban Vacant Land: New and Reclaimed Sites**

**10.1** Table 17 shows the area and number of new distinct sites in 2016 that have been identified as vacant or derelict since the last survey was conducted. There were 112 hectares (56 sites) of newly identified derelict land since the previous survey. Of these 41 hectares (5 sites) were in Falkirk. There were 53 hectares (46 sites) of newly identified urban vacant land since the previous survey. Of these, 9 hectares (7 sites) were in East Ayrshire, 8 hectares (6 sites) in Aberdeen City and 7 hectares (5 sites) were in Aberdeenshire. Note that these figures relate only to completely new sites identified. Sites listed in the previous survey which changed in size or changed from derelict to vacant or vice versa are not included in Table 17. This increase accounts for approximately 165 additional hectares of land.

**10.2** Dumfries & Galloway, Highland and West Lothian did not update their survey in 2016 and therefore there is no information on new sites for these local authorities. East Lothian reported separately that no new sites had emerged in 2016.



**Table 17: New Sites identified since the previous survey by local authority area, 2016<sup>1,2</sup>**

Local Authority	Derelict Land		Urban Vacant Land		Total Derelict and Urban Vacant Land	
	Area (ha)	No. of Sites	Area (ha)	No. of Sites	Area (ha)	No. of Sites
Aberdeen City	-	-	8	6	8	6
Aberdeenshire	5	5	7	5	12	10
Angus	1	1	-	-	1	1
Argyll & Bute <sup>3</sup>	-	-	1	1	1	1
Clackmannanshire	33	4	-	-	33	4
Dumfries & Galloway <sup>4</sup>	n/a	n/a	n/a	n/a	n/a	n/a
Dundee City	-	-	4	7	4	7
East Ayrshire	*	1	9	7	9	8
East Dunbartonshire	5	2	*	1	5	3
East Lothian <sup>4</sup>	-	-	-	-	-	-
East Renfrewshire	*	1	-	-	*	1
Edinburgh, City of	-	-	6	2	6	2
Falkirk	41	5	-	-	41	5
Fife	6	5	-	-	6	5
Glasgow City	10	10	-	-	10	10
Highland <sup>4</sup>	n/a	n/a	n/a	n/a	n/a	n/a
Inverclyde	1	1	1	2	2	3
Loch Lomond & the Trossachs <sup>3</sup>	-	-	-	-	-	-
Midlothian	-	-	-	-	-	-
Moray	-	-	1	1	1	1
Na h-Eileanan Siar	-	-	-	-	-	-
North Ayrshire	-	-	-	-	-	-
North Lanarkshire	6	15	1	4	7	19
Orkney Islands	-	-	-	-	-	-
Perth & Kinross <sup>3</sup>	-	-	-	-	-	-
Renfrewshire	-	-	*	1	*	1
Scottish Borders	2	2	1	1	3	3
Shetland Islands	-	-	-	-	-	-
South Ayrshire	1	3	*	1	2	4
South Lanarkshire	1	1	7	2	7	3
Stirling <sup>3</sup>	-	-	4	2	4	2
West Dunbartonshire <sup>3</sup>	-	-	2	3	2	3
West Lothian <sup>4</sup>	n/a	n/a	n/a	n/a	n/a	n/a
<b>Scotland</b>	<b>112</b>	<b>56</b>	<b>53</b>	<b>46</b>	<b>165</b>	<b>102</b>

1. Figures may not sum due to rounding.
2. Sites identified since the previous survey but recorded as falling out of use prior to 2015 are not included in the above table. However, where the local authority does not know when a site first became vacant or derelict then it will appear in the above.
3. From 2011 LLTNP took responsibility for surveying vacant and derelict land within the park boundaries. These sites are no longer recorded in Argyll & Bute, Perth & Kinross, Stirling and West Dunbartonshire local authority boundaries, and are separately identifiable as LLTNP from 2011 onwards. Prior to 2011, these sites were classified within the relevant local authority boundary.
4. Dumfries & Galloway, Highland and West Lothian did not complete a survey in 2016 and therefore there is no information on new sites. East Lothian reported separately that no new sites had emerged in 2016.

**10.3** Tables 18 to 24 relate only to sites (or parts thereof) which were brought back into actual use. Sites removed due to naturalisation or for definitional reasons are not included. 22 sites (142 hectares) of formerly derelict and urban vacant land were removed due to naturalisation and 20 sites (24 hectares) were removed for definitional reasons in the 2016 survey. Further details can be found in Table D in the Annex.

**Table 18: Derelict Land reclaimed and Urban Vacant Land brought back into use since the previous survey, by local authority area, 2016<sup>1</sup>**

Local Authority	Derelict Land			Urban Vacant Land			Total Derelict and Urban Vacant Land		
	Area (ha)	% of Derelict Land (by Area)	No. of Sites	Area (ha)	% of Urban Vacant Land (by Area)	No. of Sites	Area (ha)	% of Total Land (by Area)	No. of Sites
Aberdeen City	5	3	2	3	2	3	8	3	5
Aberdeenshire	1	*	1	3	2	4	4	1	5
Angus	3	2	2	10	7	4	13	4	6
Argyll & Bute <sup>2</sup>	-	-	-	2	1	2	2	1	2
Clackmannanshire	3	2	3	1	*	2	4	1	5
Dumfries & Galloway <sup>3</sup>	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Dundee City	-	-	-	17	11	26	17	5	26
East Ayrshire	1	1	2	-	-	-	1	*	2
East Dunbartonshire	4	2	1	-	-	-	4	1	1
East Lothian <sup>3</sup>	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
East Renfrewshire	*	*	1	-	-	-	*	*	1
Edinburgh, City of	1	*	4	16	11	12	17	5	16
Falkirk	2	1	1	7	5	5	8	3	6
Fife	8	5	7	6	4	6	14	4	13
Glasgow City	11	6	15	33	23	32	44	14	47
Highland <sup>3</sup>	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Inverclyde	*	*	1	6	4	7	7	2	8
Loch Lomond and the Trossachs <sup>2</sup>	-	-	-	-	-	-	-	-	-
Midlothian	7	4	6	2	1	1	8	3	7
Moray	*	*	2	*	*	1	*	*	3
Na h-Eileanan Siar	*	*	1	*	*	2	1	*	3
North Ayrshire	3	2	6	7	5	6	11	3	12
North Lanarkshire	39	22	42	3	2	8	42	13	50
Orkney Islands	-	-	-	-	-	-	-	-	-
Perth & Kinross <sup>2</sup>	2	1	3	1	1	1	3	1	4
Renfrewshire	40	23	3	12	8	9	52	16	12
Scottish Borders	-	-	-	1	1	1	1	*	1
Shetland Islands	-	-	-	-	-	-	-	-	-
South Ayrshire	2	1	3	2	1	2	4	1	5
South Lanarkshire	32	19	12	9	6	15	41	13	27
Stirling <sup>2</sup>	-	-	-	1	1	3	1	*	3
West Dunbartonshire <sup>2</sup>	10	6	7	3	2	3	13	4	10
West Lothian <sup>3</sup>	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<b>Scotland</b>	<b>174</b>	<b>100</b>	<b>125</b>	<b>147</b>	<b>100</b>	<b>155</b>	<b>321</b>	<b>100</b>	<b>280</b>

1. Figures may not sum due to rounding.

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

3. Dumfries & Galloway, East Lothian, Highland and West Lothian did not update their survey in 2016 and therefore there is no information for reclaimed or reused sites.

**10.4** Table 18 shows that a total of 321 hectares (280 sites) were reclaimed or brought back into use since the previous survey, excluding those sites removed for definitional reasons or due to naturalisation. 174 hectares of land reclaimed back into use was previously derelict, of which 23% was in Renfrewshire (40 hectares). Of the 147 hectares of urban vacant land brought back into use 23% was in Glasgow City (33 hectares). The largest derelict or urban vacant site brought back into use in 2016 was part of the former royal ordnance site (37 hectares) at Bishopton in Renfrewshire, now with a residential new use.

**10.5** The new use of sites, or part of sites, that were reclaimed or brought back into use (excluding sites removed for definitional reasons or due to naturalisation) are shown in Table 19. The most common new use for derelict land was for residential development, with 66% (115 hectares) of the land reclaimed for this purpose. The second most common new use was for recreation & leisure, accounting for 12% (21 hectares). For urban vacant land the most common new use was also residential development, with 57% (83 hectares) of the land reclaimed for this purpose, followed by other general industry with 12% (18 hectares) reclaimed.

**Table 19: Reclaimed Derelict Land and Urban Vacant Land brought back into use since the previous survey, by new use, 2016<sup>1</sup>**

New Use	Derelict Land			Urban Vacant Land			Total Derelict and Urban Vacant Land		
	Area (ha)	% of Derelict Land (by Area)	No. of Sites	Area (ha)	% of Urban Vacant Land (by Area)	No. of Sites	Area (ha)	% of Total Land (by Area)	No. of Sites
Agriculture	1	*	2	-	-	-	1	*	2
Business Class	*	*	1	3	2	3	3	1	4
Community & Health	*	*	2	5	4	3	6	2	5
Defence	-	-	-	-	-	-	-	-	-
Education	5	3	2	10	7	6	15	5	8
Green/Environmental	9	5	5	2	1	2	10	3	7
Manufacturing	-	-	-	1	1	2	1	*	2
Mineral Activity	-	-	-	-	-	-	-	-	-
Offices	1	*	2	2	1	1	3	1	3
Other General Industry <sup>2</sup>	9	5	10	18	12	18	26	8	28
Passive Open Space	1	*	1	5	3	6	5	2	7
Recreation & Leisure <sup>3</sup>	21	12	4	*	*	1	21	7	5
Residential	115	66	68	83	57	82	199	62	150
Retailing	1	*	3	7	5	9	8	3	12
Storage	9	5	13	2	1	7	11	3	20
Transport	2	1	6	2	1	4	4	1	10
Utility Services	-	-	-	3	2	3	3	1	3
Wholesale Distribution	-	-	-	2	1	3	2	1	3
Woodland (Community-Based)	-	-	-	-	-	-	-	-	-
Woodland (Non-Community-Based)	-	-	-	*	*	1	*	*	1
Vacant Pending New Use	-	-	-	-	-	-	-	-	-
Other	1	1	6	1	*	3	2	*	9
Unknown <sup>4</sup>	-	-	-	*	-	1	*	-	1
<b>Total</b>	<b>174</b>	<b>100</b>	<b>125</b>	<b>147</b>	<b>100</b>	<b>155</b>	<b>321</b>	<b>100</b>	<b>280</b>

1. Figures may not sum due to rounding.

2. Excluding Manufacturing.

3. Excluding Passive Open Space.

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

**10.6** Table 20 shows the sources of funding used for bringing derelict and urban vacant land back into use since the previous survey. The most common source of funding was the private sector (65%). Public sector funding accounted for 20% of reclaimed land, and the source of funding was unknown for 6% of reclaimed land. South Lanarkshire had the greatest area brought back into use by public funding (22 hectares), whereas Renfrewshire reclaiming the most land with private funding (48 hectares).

**10.7** For land receiving public/mixed funding the largest area of new use was for residential development (40%), followed by recreation & leisure (23%). For privately funded land the largest area of new use was also for residential development (72%), followed by other general industrial (11%).

**Table 20: Sources of funding used for Derelict Land reclaimed and Urban Vacant Land brought back into use since the previous survey, by local authority area, 2016<sup>1</sup>**

Local Authority	Public sector funding (ha)	Private sector funding (ha)	Mixed funding <sup>2</sup> (ha)	Unknown (ha)	None / not applicable (ha)	Total (ha)
Aberdeen City	2	6	-	-	-	8
Aberdeenshire	-	3	-	1	-	4
Angus	-	13	-	-	-	13
Argyll & Bute <sup>3</sup>	-	1	-	1	-	2
Clackmannanshire	-	1	3	-	-	4
Dumfries & Galloway <sup>4</sup>	n/a	n/a	n/a	n/a	n/a	n/a
Dundee City	10	7	-	-	-	17
East Ayrshire	-	1	-	-	-	1
East Dunbartonshire	-	4	-	-	-	4
East Lothian	n/a	n/a	n/a	n/a	n/a	n/a
East Renfrewshire	-	*	-	-	-	*
Edinburgh, City of	2	14	1	-	-	17
Falkirk	2	7	-	-	-	8
Fife	1	-	-	13	-	14
Glasgow City	4	23	16	*	1	44
Highland	n/a	n/a	n/a	n/a	n/a	n/a
Inverclyde	1	4	2	-	-	7
Loch Lomond and the Trossachs <sup>3</sup>	-	-	-	-	-	-
Midlothian	2	6	*	-	-	8
Moray	-	-	-	*	*	*
Na h-Eileanan Siar	-	1	-	-	-	1
North Ayrshire	5	6	-	*	-	11
North Lanarkshire	5	37	*	-	-	42
Orkney Islands	-	-	-	-	-	-
Perth & Kinross <sup>3</sup>	-	1	-	1	1	3
Renfrewshire	-	48	4	-	-	52
Scottish Borders	1	-	-	-	-	1
Shetland Islands	-	-	-	-	-	-
South Ayrshire	*	4	-	-	-	4
South Lanarkshire	22	18	-	1	1	41
Stirling <sup>3</sup>	1	1	-	-	-	1
West Dunbartonshire <sup>3</sup>	7	5	1	-	-	13
West Lothian	n/a	n/a	n/a	n/a	n/a	n/a
<b>Scotland</b>	<b>63</b>	<b>210</b>	<b>27</b>	<b>18</b>	<b>3</b>	<b>321</b>

1. Figures may not sum due to rounding.
2. Mixed public and private sector funding or partnership.
3. From 2011 LLTNP took responsibility for surveying vacant and derelict land within the park boundaries. These sites are no longer recorded in Argyll & Bute, Perth & Kinross, Stirling and West Dunbartonshire local authority boundaries, and are separately identifiable as LLTNP from 2011. Prior to 2011, these sites were classified within the relevant local authority boundary.
4. Dumfries & Galloway, East Lothian, Highland and West Lothian did not complete a survey in 2016 and therefore there is no information for sources of funding.

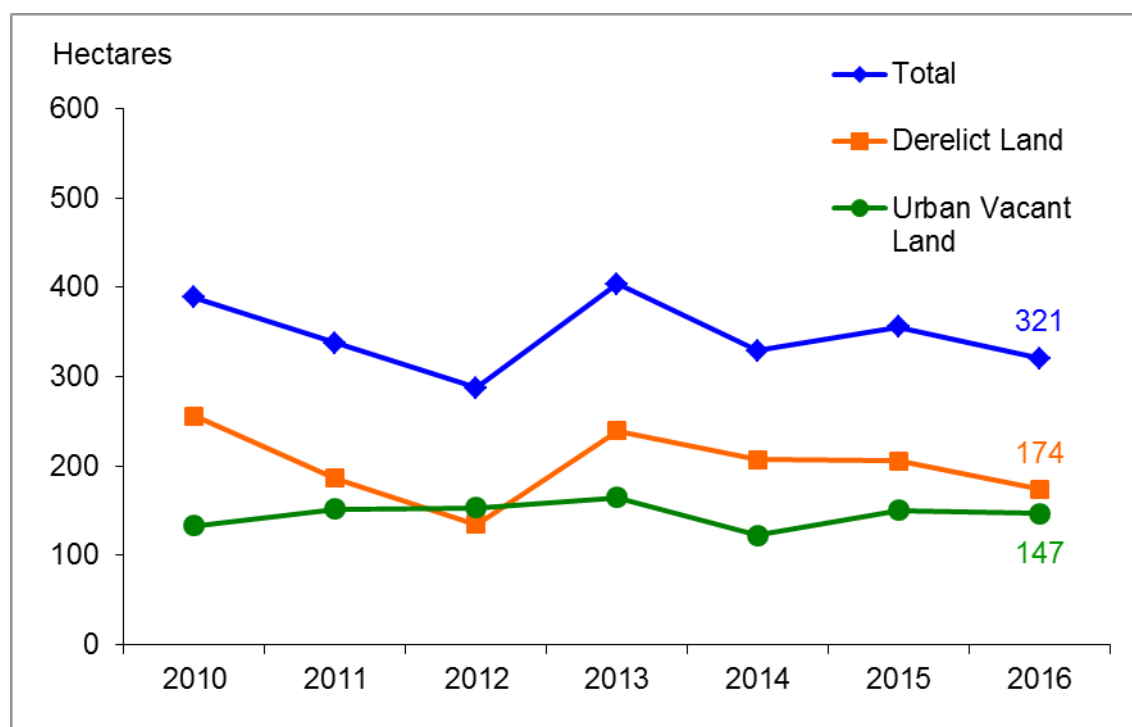
**10.8** Table 21 and Chart 7 show the total amount of derelict land reclaimed and urban vacant land reused in each of the past 7 survey years. The amount of derelict land reclaimed has varied over the period 2010 to 2016, with the lowest amount reclaimed in 2012 (134 hectares). On average, 200 hectares of derelict land per year was reclaimed between 2010 and 2016. In 2016 there were 174 hectares of derelict land reclaimed on 125 sites. On average, 146 hectares of urban vacant land was reused per year between 2010 and 2016. The lowest amount of urban vacant land reused was in 2014 (122 hectares). In 2016 there were 147 hectares of urban vacant land reclaimed on 155 sites.

**Table 21: Total Derelict and Urban Vacant Land reclaimed, 2010-2016<sup>1,2,3</sup>**

	2010	2011	2012	2013	2014	2015	2016
Derelict Land (ha)	256	186	134	239	207	205	174
<i>Total Sites</i>	<i>118</i>	<i>113</i>	<i>92</i>	<i>133</i>	<i>123</i>	<i>119</i>	<i>125</i>
Urban Vacant Land (ha)	133	151	153	164	122	150	147
<i>Total Sites</i>	<i>158</i>	<i>150</i>	<i>141</i>	<i>188</i>	<i>140</i>	<i>194</i>	<i>155</i>
<b>Total Area Reclaimed (Derelict &amp; Urban Vacant)</b>	<b>389</b>	<b>338</b>	<b>288</b>	<b>404</b>	<b>329</b>	<b>356</b>	<b>321</b>
<b><i>Total Sites</i></b>	<b><i>276</i></b>	<b><i>263</i></b>	<b><i>233</i></b>	<b><i>321</i></b>	<b><i>263</i></b>	<b><i>313</i></b>	<b><i>280</i></b>

1. Figures may not sum due to rounding.
2. See Annex Table E for details of council participation in different years.
3. During 2016, historical data on the reuse of land from the years 2010-2015 were revised to correct any revisions to the data highlighted in the 2016 survey returns. Further information on this process is available in Annex A.4.

**Chart 7: Total Derelict and Urban Vacant Land Reclaimed, 2010-2016**



**10.9** Table 22 shows the amount of formerly derelict and urban vacant land that has been reclaimed or reused with the involvement of the Scottish Government's Vacant and Derelict Land Fund (VDLF). The 3 councils in receipt of this fund since the 2005/06 financial year were Dundee City, Glasgow City and North Lanarkshire. South Lanarkshire joined the scheme in 2006/07 and then Highland joined in 2008/09. In 2015/16 Fife replaced Dundee. To date, a total of 367 hectares of formerly derelict and urban vacant land has been removed from the survey with the VDLF making either a partial or full contribution. Glasgow City has reused 132 hectares and Dundee City has reused 99 hectares (across 72 and 76 sites respectively) of formerly derelict and urban vacant land using the fund. Any involvement the VDLF has had with existing sites in the 2016 survey (i.e. those not yet removed from the survey) is not recorded in Table 22, but will appear when the sites are bought back into use in the future.

**Table 22: Sites where the Vacant and Derelict Land Fund (VDLF) was a funding source used to reclaim Derelict Land and bring Urban Vacant Land back into use, 2005-2016<sup>1,2,3</sup>**

Local Authorities receiving Vacant and Derelict Land Funds	Derelict Land		Urban Vacant Land		Total Derelict and Urban Vacant Land	
	Area (ha)	No. of Sites	Area (ha)	No. of Sites	Area (ha)	No. of Sites
Dundee City	33	8	66	68	99	76
Fife	-	-	1	1	1	1
Glasgow City	60	48	73	24	132	72
Highland	7	15	19	17	26	32
North Lanarkshire	62	26	4	8	65	34
South Lanarkshire	40	8	4	11	44	19
<b>TOTAL</b>	<b>201</b>	<b>105</b>	<b>166</b>	<b>129</b>	<b>367</b>	<b>234</b>

1. Figures may not sum due to rounding.
2. The Scottish Government Vacant and Derelict Land Fund contributed either partially or fully to the reclamation or reuse of the 234 sites shown in the above table. This includes money used to prepare the land for development, e.g. decontamination.
3. Any involvement the Vacant and Derelict Land Fund has had with existing sites in the 2016 Vacant and Derelict Land Survey (those not yet removed from the survey) is not recorded in the above table.

**10.10** Table 23 shows an estimate of the number of properties (both private households and communal establishments<sup>2</sup>) that are situated within 500 metres of a site reclaimed using the VDLF (either solely or in combination with other funds). Across the 5 councils in the Fund for 2005-2016, an estimated 153,100 properties were within 500 metres of land reclaimed with the involvement of the VDLF. Of those properties, 55% (83,700) were within 500 metres of 1 site reclaimed with the involvement of the VDLF. 22% (33,000) were within 500 metres of 2 reclaimed sites, and the remaining 24% (36,400) 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 fund is located within Glasgow City (58,300 properties). Dundee City has 37,900 properties within 500 metres of land reclaimed using the fund, North Lanarkshire has 21,300, South Lanarkshire has 18,500 and Highland has 16,400. In Fife there are 700 properties in close proximity to the one site reclaimed using the fund so far.

**Table 23: Estimate of the number of properties within 500 metres of at least 1 site reclaimed using the Vacant and Derelict Land Fund (VDLF), 2005-2016<sup>1,2,3</sup>**

Local Authority	Properties within 500m of land reclaimed using VDLF			
	1 Site Only	2 Sites Only	3 Sites +	Total
Dundee City <sup>4</sup>	9,800	9,600	18,400	<b>37,900</b>
Fife	700	-	-	<b>700</b>
Glasgow City <sup>5</sup>	30,900	15,400	12,000	<b>58,300</b>
Highland	14,300	2,000	100	<b>16,400</b>
North Lanarkshire	15,200	3,200	2,900	<b>21,300</b>
South Lanarkshire <sup>6</sup>	12,800	2,800	3,000	<b>18,500</b>
<b>Total</b>	<b>83,700</b>	<b>33,000</b>	<b>36,400</b>	<b>153,100</b>

1. Properties based on National Records of Scotland Address Register data 2016. See Annex Note A.8 for further information.
2. Any involvement the Vacant and Derelict Land Fund has had with existing sites in the 2016 Vacant and Derelict Land Survey (those not yet removed from the survey) is not recorded in the table above.
3. Properties that are estimated to have been built on the reclaimed site have been removed from this analysis.
4. A further estimated 60 properties within Angus and Perth & Kinross are located within 500 metres of a reclaimed derelict site within Dundee City boundaries.
5. An estimated 800 properties within South Lanarkshire and Renfrewshire are located within 500 metres of a reclaimed derelict site within Glasgow City boundaries.
6. An estimated 2,100 properties within Glasgow City are located within 500 metres of a reclaimed derelict site within South Lanarkshire boundaries.

<sup>2</sup> A communal establishment provides managed residential accommodation, such as a hospital, care home, prison, barracks or student hall of residence. 'Managed' means full-time or part-time supervision of accommodation.



**10.11** Table 24 shows an estimate of the number of properties (both private households and communal establishments) that are situated within 500 metres of a site reclaimed using the VDLF (either solely or in combination with other funds), split by deprivation level. Overall, 51% of the 153,100 properties within 500 metres of land reclaimed using the VDLF were situated within Scotland's 15% most deprived datazones (78,200 properties). The remaining 49% (74,900 properties) were located outwith the 15% most deprived datazones. At council level, in Glasgow City 38,900 or 67% of the properties in close proximity to reclaimed land were in the 15% most deprived datazones, compared to 47% (17,800 properties) for Dundee, 46% (8,500 properties) for South Lanarkshire, 42% (9,000 properties) for North Lanarkshire, 30% (200 properties) for Fife and 23% (3,800 properties) for Highland.

**Table 24: 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, 2005-2016<sup>1,2,3</sup>**

Local Authority	Properties within 500m of land reclaimed using VDLF -			
	Within 15% Most Deprived Datazones <sup>5</sup>	Outwith 15% most Deprived Datazones <sup>5</sup>	Total	Percent of Properties near remediated land within 15% most deprived datazones
Dundee City <sup>4</sup>	17,800	20,100	<b>37,900</b>	<b>47</b>
Fife	200	500	<b>700</b>	<b>30</b>
Glasgow City <sup>5</sup>	38,900	19,400	<b>58,300</b>	<b>67</b>
Highland	3,800	12,600	<b>16,400</b>	<b>23</b>
North Lanarkshire	9,000	12,300	<b>21,300</b>	<b>42</b>
South Lanarkshire <sup>6</sup>	8,500	10,000	<b>18,500</b>	<b>46</b>
<b>Total</b>	<b>78,200</b>	<b>74,900</b>	<b>153,100</b>	<b>51</b>

1. Properties based on National Records of Scotland Address Register data 2016. See Annex Note A.8 for further information.
2. Any involvement the Vacant and Derelict Land Fund has had with existing sites in the 2016 Vacant and Derelict Land Survey (those not yet removed from the survey) is not recorded in the table above.
3. Properties that are estimated to have been built on the reclaimed site have been removed from this analysis.
4. A further estimated 60 properties within Angus and Perth & Kinross are located within 500 metres of a reclaimed derelict site within Dundee City boundaries.
5. An estimated 800 properties within South Lanarkshire and Renfrewshire are located within 500 metres of a reclaimed derelict site within Glasgow City boundaries.
6. An estimated 2,100 properties within Glasgow City are located within 500 metres of a reclaimed derelict site within South Lanarkshire boundaries.

## 11 Other relevant sources

Statistics on the amount of derelict and (urban) vacant land contribute to the Government's performance indicator for sustainable communities that measures progress on Housing and Regeneration outcomes. Information on other related outcomes this can be found at:

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

Statistics on land use change in the other UK nations can be found through the following link to the Department for Communities and Local Government website:

<http://www.communities.gov.uk/planningandbuilding/planningbuilding/planningstatistics/landusechange/>

## 12 Annex: Considerations when interpreting the data

**A.1 Data Quality.** Local authorities may not update all historic site information every survey, consequently some site information may not be current. For example, a site may be sold and change ownership type. A change like this could happen without a local authority's knowledge. When up-to date information is reported by local authorities it is included in the historical datasets to allow improved time series analysis.

**A.2 Local Authority response rate.** The overall data quality for a particular year will depend on how many Local Authorities have updated their survey for that year. If a Local Authority does not update their data then data for the previous year is rolled forward. This will provide a reasonable estimate but will not take account of any changes in the latest year. Data quality will also be affected by the number of years since the last update. In 2016 Dumfries & Galloway, East Lothian, Highland and West Lothian did not update their survey and so data for these local authorities is carried over from 2015. These four Local Authorities did however update their survey in 2015. [Annex Table E](#) records local authority annual participation in the survey each year since 1996.

**A.3 Removal and Addition of Sites.** The means by which new sites are detected are largely centred on the expert knowledge of local authority planning officers. It is important to note that Table 17, which shows new sites added since the previous survey, shows only entirely new sites that are identified as falling out of use since the previous survey. Sites that have increased in size since the previous survey or those newly identified in 2016 but highlighted as being out of use prior to 2015 are not shown in Table 17. However, where the local authority does not know when a newly identified site first became vacant or derelict then it will appear in the table. Similarly, when part of a site is brought back into use, that part is detailed in the 'B' data set (sites brought back into use), and the part not brought back into use remains in the survey 'A' data set (vacant and derelict sites).

**A.4 Changes in Site Details.** Changes in site details can also cause other 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 is the most awkward from a statistical viewpoint, as data regarding previous use etc. for both sites are unlikely to be compatible. Where this happens, details from the largest contributing site are used to describe the new, compound site.

**A.5 Changes in Historic Data, 2010-2015.** As each local authority returned their 2016 surveys, work was also undertaken to improve the quality of the data supplied in the previous 2010 to 2015 returns. This process was done to allow for improved time series analysis. The key aspects of this work included the removal (back to 2010) of any sites identified by the local authority as being 'removed for definitional reasons' (and hence not suitable to have been included in the survey in the first place) as well as correcting historically any other revisions reported in 2016, in the main where the site size has changed, or where the site should have been included earlier than it was. Historical site-type changes are not included unless there is a specific requirement and explicit agreement is obtained for these changes to be made. The outcome of this work produced a revised national SVDLS data set for the years from 2010-2015. At a Scotland level, differences between the revised data and the previous version were at most 0.1% (14 hectares) for a particular year. The results of these datasets are given throughout the tables and time series analysis of this bulletin. The SVDLS itself has been running continuously since 1993. Historical data on the amount of derelict and urban vacant land in Scotland, for the years 1996 to 2009, is shown in Annex Table A. 1996 to 2004 data has remained completely unaltered since the 2004 survey publication. 2005, 2006, 2007, 2008 & 2009 data were revised in 2011, 2012, 2013, 2014 & 2015 publications respectively. Thus care should be taken when comparing 1996-2009 data in Annex Table A to 2010-2016 data shown in this bulletin.

**Annex Table A: Total Derelict and Urban Vacant Land by local authority area, 1996-2009<sup>1,2,3</sup>**

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

1. Figures may not sum due to rounding.
2. See Annex Table E for details of council participation in different years.
3. Care should be taken when comparing this data to that published for the years 2010-2016 in the main part of this bulletin. The data above has not been amended to take account of land removed for definitional reasons or other previous errors reported in the 2016 survey return.

**A.6 Land area eligible.** Although local authorities are asked to note all derelict land for the survey (see Annex section A.11 regarding Highland Council), the recording of vacant land is restricted to all land located within any settlement as defined by the local authority in the latest council approved local plan. Consequently, the actual land area surveyed for vacant land is often considerably smaller than the total land area of each local authority, especially in the case of the more rural areas.

**A.7 Settlements of population 2,000 and over.** 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 on some local authorities (particularly those covering large rural areas), some were unable to do a full survey of every settlement for vacant land. All did however survey every settlement within their boundaries that had a population of 2,000 or more apart from Dumfries &

Galloway, East Lothian, Highland and West Lothian whose data is carried over from 2015. Therefore, to ensure consistency in data presentation, 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 did carry out either a full or partial survey for vacant land in settlements of under 2,000 in population. All vacant sites located within settlements of fewer than 2,000 in population are shown separately from the rest of the bulletin in Annex Table B below.

### Annex Table B: Vacant Land within Settlements of under 2,000 in population, 2016<sup>1,2</sup>

Local Authority	Area (ha)	No. of Sites
Aberdeenshire	176	7
Angus	24	3
Clackmannanshire	*	1
East Ayrshire	19	10
East Dunbartonshire	1	1
Edinburgh, City of	16	5
Falkirk	7	5
Fife	5	6
Highland <sup>3</sup>	18	7
Loch Lomond and the Trossachs	1	1
Moray	1	1
North Ayrshire	20	21
North Lanarkshire	9	2
Perth & Kinross	1	3
Scottish Borders	6	4
South Ayrshire	1	4
South Lanarkshire	8	10
West Lothian <sup>3</sup>	16	2
<b>All</b>	<b>328</b>	<b>93</b>

1. Figures may not sum due to rounding.
2. Authorities included in this table are the only ones with any surveyed vacant land in small settlements.
3. Data for Highland and West Lothian is carried over from 2015.

All the local authorities shown in the above table have conducted either a full or partial survey for vacant land within settlements of under 2,000 in population. Any local authorities not shown in the above table either do not have any vacant land in settlements under 2,000 in population, or do not contain any settlements of under 2,000 in population according to local plans (i.e. Aberdeen City).

It is estimated that approximately 19,618 hectares (excludes Loch Lomond) of land within settlements of under 2,000 in population were surveyed for vacant land in Scotland during 2016. From this area, local authorities reported a total of 328 hectares of vacant land across 93 sites. Aberdeenshire had the highest amount of reported land within settlements of under 2,000 in population, with 176 hectares across 7 sites – this includes a site at the former Edzell air base (170 hectares).

Of the 100 sites (363 hectares) of vacant land in settlements of under 2,000 in population reported in 2015, 9 sites (35.05 hectares) were brought back into productive use.

## Annex Table C: Derelict Land as a percentage of total area by local authority area, 2016<sup>1,2</sup>

Local Authority	Total Derelict Land (ha)	Total Area (ha) <sup>2</sup>	% of Local Authority Derelict
Aberdeen City	15	18,571	0.1
Aberdeenshire	37	631,261	0.0
Angus	100	218,179	0.0
Argyll & Bute <sup>3</sup>	37	690,867	0.0
Clackmannanshire	54	15,898	0.3
Dumfries & Galloway <sup>5</sup>	427	642,679	0.1
Dundee City	16	5,983	0.3
East Ayrshire	2,386	126,212	1.9
East Dunbartonshire	67	17,449	0.4
East Lothian <sup>5</sup>	71	67,918	0.1
East Renfrewshire	36	17,424	0.2
Edinburgh, City of	95	26,333	0.4
Falkirk	163	29,736	0.5
Fife	551	132,503	0.4
Glasgow City	640	17,468	3.7
Highland <sup>5</sup>	1,276	2,565,651	0.0
Inverclyde	82	16,045	0.5
Loch Lomond & the Trossachs <sup>3,4</sup>	25	186,340	0.0
Midlothian	178	35,369	0.5
Moray	7	223,756	0.0
Na h-Eileanan Siar	1	305,982	0.0
North Ayrshire	1,124	88,534	1.3
North Lanarkshire	1,078	46,992	2.3
Orkney Islands	39	98,880	0.0
Perth & Kinross <sup>3</sup>	19	528,558	0.0
Renfrewshire	708	26,149	2.7
Scottish Borders	49	473,174	0.0
Shetland Islands	5	146,668	0.0
South Ayrshire	81	122,198	0.1
South Lanarkshire	296	177,192	0.2
Stirling <sup>3</sup>	117	218,697	0.1
West Dunbartonshire <sup>3</sup>	157	15,876	1.0
West Lothian <sup>5</sup>	341	42,774	0.8
<b>Scotland<sup>4</sup></b>	<b>10,279</b>	<b>7,790,972</b>	<b>0.1</b>

1. Figures may not sum due to rounding.
2. Land areas were derived from Standard Area Measurements produced by the Office for National Statistics in January 2011. Figures may not add exactly because of rounding. Source: <https://www.nrscotland.gov.uk/statistics-and-data/statistics/statistics-by-theme/population-estimates/mid-year-population-estimates/mid-2015-and-corrected-mid-2012-to-mid-2014/list-of-tables>
3. From 2011 LLTNP took responsibility for surveying vacant and derelict land within the park boundaries. These sites are no longer recorded in Argyll & Bute, Perth & Kinross, Stirling and West Dunbartonshire local authority boundaries, and are separately identifiable as LLTNP from 2011. Prior to 2011, these sites were classified within the relevant local authority boundary.
4. Although the land area for LLTNP 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 LLTNP.
5. Data for Dumfries & Galloway, East Lothian, Highland and West Lothian is carried over from 2015.

**A.8 Estimate of the proportion of local authority population living within a defined distance of a Derelict Site.** Tables 8 and 9 in the publication show estimates by local authority of the percentage of their population living within various distances of derelict land. For Table 8 (using 2016 SVDLS data) a 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. Data should be treated with care as it is not the 'actual' site boundaries that are being used. Table 9 followed the same procedure with regard to 'estimating' site boundaries. The second part of Table 9 estimates the proportion of local authority population living in close proximity to land that has been derelict prior to 1991 or 2001. In this instance, only derelict sites which were either identified by local authorities as being derelict prior to 1991 or 2001 or, (where length of time derelict is unknown) where the first site inspection occurred prior to 1991 or 2001 are included.

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 National Records of Scotland (NRS) Address Register for 2016. 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 2016 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 (their unit-postcodes being used to link with a COA from NRS's geographic index dataset by way of Royal Mail's 2011 Postcode Index File).

To ensure consistency with previously published population estimates, the latest available small-area estimates of population by NRS (in this case datazones for 2015) 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 datazone to give a proportion of each datazone's population (and hence each local authority's population) estimated to live within the defined distance of derelict land.

Overall it is estimated that 30.3% of the population of Scotland live within 500 metres of a derelict site in 2016. All the data published in Tables 8 and 9 on proximity will also be available at the datazone level on the Scottish Government Statistics website at <http://statistics.gov.scot/>. The website will be updated with these results at the next data update, following the publication of this bulletin.

**A.9 Scottish Index of Multiple Deprivation (SIMD 2016) and Derelict/Urban Vacant land.** Table 10 shows the amount of derelict and urban vacant land located within Scotland's 15% most deprived datazones. Those datazones are identified by way of the 2016 Scottish Index of Multiple Deprivation Project (the results of which were published in August 2016). The SIMD 2016 project identifies small area

concentrations of multiple deprivation across all of Scotland. It contains 38 indicators in seven domains: Current Income, Employment, Health, Education, Skills and Training, Geographic Access to Services, Housing and Crime. Sites in the SVDLS are identified as being located within Scotland's most deprived areas if their grid co-ordinate point (i.e. the centre of the site) falls within a 15% most deprived datazone. Care should be taken with this data as there could be instances of some sites (especially the larger ones) crossing datazone boundaries, hence part of the site may be in a 15% most deprived datazone, whilst the other part could be outwith. Further information on the SIMD 2016 project can be found on the Scottish Government's web page at:

<http://www.scotland.gov.uk/Topics/Statistics/SIMD/Overview>

**A.10 Definitions/Interpretations.** The SVDLS guidelines clearly state the definitions for the recording of derelict and urban vacant land. Where difficulties are encountered, the guidelines have been modified to assist in the provision of uniform returns, but ultimately the survey relies on the consistent application of definitions between local authorities and through subsequent years. The data revision work for 2010-2015 (described in Annex Section A.4) was carried out to improve uniformity between local authority returns for those years. Some of the changes reported in Annex Table D (sites removed for 'definitional' reasons) come about following a reappraisal of the survey guidelines (prior to the 2006 survey). The introduction of GIS systems has also allowed planning officers to improve data quality, hence also leading to some of the changes in Annex Table D. Since the last survey, there were a total of 42 sites (165 hectares) naturalised or removed for definitional reasons. The largest site that has become naturalised is part of the former opencast coal site at Dunstonhill, Patna, (93 hectares) in East Ayrshire.

SVDLS guidance documents can be found at:

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



**Annex Table D: Sites naturalised or removed for definitional reasons, by local authority area, 2016<sup>1,2</sup>**

Local Authority	Derelict Land		Urban Vacant Land		Total Derelict and Urban Vacant Land	
	Area (ha)	No. of Sites	Area (ha)	No. of Sites	Area (ha)	No. of Sites
Angus	10	1	0	0	10	1
Argyll & Bute	0	0	0	1	0	1
Dundee City	0	0	0	1	0	1
East Ayrshire	93	2	0	0	93	2
Falkirk	0	0	8	7	8	7
Midlothian	0	0	1	1	1	1
Moray	0	1	0	0	0	1
North Lanarkshire	7	3	7	1	14	4
Perth & Kinross	4	3	1	1	4	4
Scottish Borders	2	2	2	1	4	3
South Lanarkshire	13	6	2	4	16	10
Stirling	14	4	1	2	15	6
West Dunbartonshire	0	1	0	0	0	1
All	144	23	21	19	165	42

1. Figures may not sum due to rounding.
2. In previous publications this table has included sites that were split or amalgamated. In 2016 only sites that have become naturalised or removed for definitional reasons are shown.

**A.11 Land surveyed by Highland Council.** Due to the large area of land covered by Highland council, a partial survey was carried out in each year between 2002 and 2005 (inclusive). Only derelict and urban vacant sites within settlements containing a population of 2,000 or over and derelict sites within the Inner Moray Firth area were surveyed. In 2006, the (then) Scottish Executive let a contract to consultants to survey derelict sites in outlying parts of Highland council area. This was the first time since 1993 that derelict sites were surveyed in the outlying areas of Highland council. Overall it meant that a complete survey was carried out in Highland during 2006 (in terms of what was presented in the main part of the 2006 bulletin on derelict and urban vacant land). Highland council surveyed all settlements of over 2,000 in population for derelict and urban vacant land and the Inner Moray Firth area for derelict land, the consultants surveyed the remaining outer rural areas for derelict land. In 2007 the previous practice was resumed with Highland council surveying for land within settlements containing a population of 2,000 or over and derelict sites within the Inner Moray Firth area. The 2006 results of the consultants' work in most of the outer rural parts of Highland council were brought forward as the best possible estimate up to 2012. In 2013 Highland council submitted a survey based on visits made in preparation for the Inner Moray Firth Local Development Plan along with visits and knowledge from both Planning and Development and Housing and Property Services staff.

**A.12 Database of Sites.** A database of existing sites detailing their name, site code, type (vacant or derelict), size (in hectares) and location (by grid reference, local authority and whether or not the site is within a settlement or the countryside) is available on the Scottish Government's Planning Statistics web page at <http://www.gov.scot/Topics/Statistics/Browse/Planning/SVDLSSiteRegister>. Copies can

also be sent out by contacting Communities Analytical Services Division, telephone: 0131 244 0439 or email: [planstats@gov.scot](mailto:planstats@gov.scot)

**A.13 Land surveyed by Loch Lomond and the Trossachs National Park Authority.** In 2010 it was decided that Loch Lomond would take responsibility for surveying vacant and derelict land within the park's boundaries – this task had previously fallen to the local authorities that overlap the park. The authority was unable to complete a full survey of the park area for 2010, so the figures were included as part of the relevant local authorities as before. However, summary figures were published in Annex E of the 2010 SVDLS bulletin. For 2011 to 2016 LLTNP's figures have been presented in their own right in the main body of the bulletin.

## Local authority participation

**A.14 Participation of Local Authorities.** It is important to remember throughout the interpretation of the figures reported in this bulletin that not all local authorities participate in the survey every year. There are two main impacts arising from this:

1. Comparisons between years must be made with care and only for individual local authorities where suitable data exist.
  2. 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.
- Non-participating councils are identified for each year since 1996 in Annex Table E.

### Annex Table E: Local Authorities NOT participating in the survey, 1996-2016

Local Authority	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Aberdeen City			x				x														
Aberdeenshire									x				x								
Angus																					
Argyll & Bute <sup>4</sup>				x				x	x												
Clackmannanshire																					
Dumfries & Galloway	x																		x		x
Dundee City		x			x																
East Ayrshire	x	x	1										x								
East Dunbartonshire																					
East Lothian																					x
East Renfrewshire																					
Edinburgh, City of							x														
Eilean Siar																					
Falkirk					x																
Fife																					
Glasgow City																					
Highland	x	x	x	x	x	x	2	2	2	2		2	2	2	2	2	x				x
Inverclyde																					
Loch Lomond & the Trossachs <sup>4</sup>	x	x	x	x	x	x	x	x	x	x	x	x	x	x	3						
Midlothian	x																				
Moray		x	x	x		x		x					x								
North Ayrshire							x														
North Lanarkshire																					
Orkney Islands																					
Perth & Kinross <sup>4</sup>																					
Renfrewshire																					
Scottish Borders					x			x	x	x											
Shetland Islands								x													
South Ayrshire				x					x		x										
South Lanarkshire																					
Stirling <sup>4</sup>		x																			
West Dunbartonshire <sup>4</sup>																					
West Lothian	x	x	x		x																x

1. Only the SVDLS-A data file was provided.
2. See Annex Section A.11.
3. In the 2010 SVDLS bulletin (Annex E) summary figures were published for LLTNP.
4. From 2011 LLTNP took responsibility for surveying vacant and derelict land within the park boundaries. These sites are no longer recorded in Argyll & Bute, Perth & Kinross, Stirling and West Dunbartonshire local authority boundaries, and are separately identifiable as LLTNP from 2011 onwards. Prior to 2011, these sites were classified within the relevant local authority boundary.

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### **How to access background or source data**

The data collected for this statistical bulletin

are available in more detail on the Planning Statistics webpages at <http://www.scotland.gov.uk/Topics/Statistics/Browse/Planning/Publications> and on the Scottish Government statistics webpages at <http://statistics.gov.scot/>

may be made available on request, subject to consideration of legal and ethical factors. Please contact [planstats@gov.scot](mailto:planstats@gov.scot) for further information.

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