

# Statistical Bulletin

## Planning Series

PLG/2008/1

Published January 2008

Price £2.00

### Scottish Vacant and Derelict Land Survey 2007

#### 1 Introduction and Summary

1.1 This bulletin presents a summary of results from the 2007 Scottish Vacant and Derelict Land Survey (SVDLS). It is the seventeenth survey in a series including the first pilot study in 1988, the first completed survey in 1990, and enhanced surveys conducted annually since 1993. The survey is the only national data source for vacant and derelict land.

1.2 The survey is a co-operative effort between local authorities and the Scottish Government. Annex Table E shows annual participation rates by local authorities since 1996.

1.3 During the collection of the 2007 survey, previous survey returns for the years 2002 to 2006 were revised to remove sites that had been taken out of the survey for definitional reasons. Other previous errors highlighted in the 2007 survey returns were also corrected. This process allows for improved time series analysis within this bulletin. Further information is available in Annex A.4, along with unrevised historical data for 1996 to 2001.

1.4 The following main points emerge from the 2007 survey:

- There were 10,240 hectares of derelict and urban vacant land recorded in the 2007 survey, of which 2,660 hectares (26%) were urban vacant and 7,580 hectares were derelict (74%).
- Since 2002, there has been a decrease of 448 hectares in the total amount of derelict and urban vacant land recorded in the survey, from 10,687 hectares in 2002 to 10,240 hectares in 2007. This is attributable to land being brought back into productive use or being removed due to naturalisation.
- Since 2002, an average of 616 hectares of derelict and urban vacant land was brought back into use each year. The 2007 survey recorded 642 hectares of derelict and urban vacant land being reused since 2006.
- The local authority with the highest amount of recorded derelict and urban vacant land is North Lanarkshire, containing 1,399 hectares (14% of Scotland total). Glasgow City has the second highest amount with 1,268 hectares (12% of Scotland total). Highland is third with 1,044 hectares (10%).
- 27% of Scotland's population is estimated to live within 500m of a derelict site in 2007. The local authorities with the highest proportion of their population living within 500m of derelict land are West Dunbartonshire (59%), Glasgow City (59%) and North Lanarkshire (50%).

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### **Presentation of figures in the bulletin**

Throughout the bulletin:

- a dash ‘-’ is used to represent zero, and
- an asterisk ‘\*’ is used to represent numbers between 0 and 0.5.

### **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 at:

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

## 1 Urban Vacant and Derelict land: Introduction and Summary (cont)

1.5 The Scottish Vacant and Derelict Land Survey (SVDLS) is an annual survey undertaken to establish the extent and state of vacant and derelict land in Scotland and the amount of land that has been reclaimed since the previous survey. While not all local authorities participate fully, the vast majority of central belt and urban authorities provide data every year. Furthermore, each of Scotland's 32 local authorities provided a response in 2007. The main purpose of the survey is to provide a national data source to inform the programming of the rehabilitation, planning and reuse of urban vacant and derelict sites.

1.6 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. 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.5). 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.

**Table 1: Derelict and urban vacant land<sup>1</sup> by local authority area, 2007**

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	28	*	15	35	1	16	62	1	31
Aberdeenshire	51	1	21	39	1	41	91	1	62
Angus	111	1	29	48	2	21	160	2	50
Argyll & Bute	9	*	11	101	4	58	111	1	69
Clackmannanshire	45	1	12	52	2	18	97	1	30
Dumfries & Galloway	211	3	27	35	1	12	246	2	39
Dundee City	42	1	16	178	7	188	219	2	204
East Ayrshire	278	4	66	34	1	37	313	3	103
East Dunbartonshire	57	1	19	27	1	18	85	1	37
East Lothian	59	1	27	3	*	7	62	1	34
East Renfrewshire	36	*	21	20	1	19	56	1	40
Edinburgh, City of	103	1	24	88	3	34	191	2	58
Eilean Siar	1	*	4	10	*	6	11	*	10
Falkirk	90	1	36	52	2	45	142	1	81
Fife	758	10	154	90	3	58	848	8	212
Glasgow City	699	9	291	569	21	548	1,268	12	839
Highland <sup>3</sup>	936	12	131	108	4	102	1,044	10	233
Inverclyde	26	*	27	79	3	99	105	1	126
Midlothian	267	4	75	21	1	13	288	3	88
Moray	7	*	7	27	1	34	34	*	41
North Ayrshire	406	5	111	213	8	120	619	6	231
North Lanarkshire	1,055	14	231	344	13	175	1,399	14	406
Orkney Islands	9	*	8	3	*	7	12	*	15
Perth & Kinross	56	1	44	22	1	19	79	1	63
Renfrewshire	768	10	36	184	7	110	952	9	146
Scottish Borders	103	1	101	16	1	19	120	1	120
Shetland Islands	7	*	7	3	*	8	10	*	15
South Ayrshire	100	1	22	17	1	15	117	1	37
South Lanarkshire	377	5	106	122	5	96	499	5	202
Stirling	141	2	28	27	1	21	168	2	49
West Dunbartonshire	176	2	61	26	1	25	202	2	86
West Lothian	567	7	53	64	2	20	631	6	73
<b>Scotland</b>	<b>7,580</b>	<b>100</b>	<b>1,821</b>	<b>2,660</b>	<b>100</b>	<b>2,009</b>	<b>10,240</b>	<b>100</b>	<b>3,830</b>

1. Figures may not sum due to rounding
2. As a percentage of the total vacant/derelict land recorded in Scotland
3. A partial survey was completed for Highland – See Annex A.11

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

1.8 Table 1 shows that in 2007 there were 10,240 hectares of derelict and urban vacant land, of which 74% was classified as derelict (7,580 hectares). 5 councils; North Lanarkshire, Glasgow City, Highland, Renfrewshire and Fife together contain 54% of all recorded derelict and urban vacant land.

1.9 3,830 sites were recorded in the 2007 survey. The 10 largest sites in Scotland collectively account for 23% of all recorded derelict and urban vacant land. Those 10 sites (all of which are derelict) include the Former Royal Ordnance site at Bishopton, Renfrewshire (708 hectares), Fearn and Fendom Airfields in Highland (collectively 681 hectares) and Ravenscraig East and West sites in North Lanarkshire (271 hectares).

1.10 The distribution of derelict and urban vacant land by Local Enterprise Company (LEC) area is shown in Table 2. The 4 Local Enterprise Company areas with the highest levels of derelict and urban vacant land are Scottish Enterprise Lanarkshire (1,898 hectares), Scottish Enterprise Glasgow (1,268 hectares), Scottish Enterprise Edinburgh and Lothian (1,172 hectares) and Scottish Enterprise Renfrewshire (1,114 hectares).

1.11 Table 2 also shows the amount of urban vacant and derelict land located within Scotland's National Parks. 26 hectares of derelict and urban vacant land lies within a National Park (18 hectares in Cairngorms and 8 hectares in Loch Lomond and The Trossachs).

**Table 2: Derelict and urban vacant land<sup>1</sup> by Local Enterprise Company area, 2007<sup>2</sup>**  
**Derelict and urban vacant land<sup>1</sup> located within Scotland's National Parks, 2007<sup>2</sup>**

Local Enterprise Company	Derelict Land			Urban Vacant Land			Total Derelict and Urban		
	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
<b>Scottish Enterprise</b>	<b>6,604</b>	<b>87</b>	<b>1,648</b>	<b>2,407</b>	<b>91</b>	<b>1,794</b>	<b>9,011</b>	<b>88</b>	<b>3,442</b>
SE Ayrshire	777	10	194	265	10	172	1,042	10	366
SE Borders	103	1	101	16	1	19	120	1	120
SE Dumfries & Galloway	211	3	27	35	1	12	246	2	39
SE Dunbartonshire	233	3	80	54	2	43	287	3	123
SE Edinburgh & Lothian	996	13	179	176	7	74	1,172	11	253
SE Fife	758	10	154	90	3	58	848	8	212
SE Forth Valley	276	4	76	131	5	84	407	4	160
SE Glasgow	699	9	291	569	21	548	1,268	12	839
SE Grampian	79	1	36	74	3	57	153	1	93
SE Lanarkshire	1,432	19	337	466	18	271	1,898	19	608
SE Renfrewshire	831	11	84	283	11	228	1,114	11	312
SE Tayside	209	3	89	248	9	228	457	4	317
<b>Highlands &amp; Islands Enterprise</b>	<b>976</b>	<b>13</b>	<b>173</b>	<b>253</b>	<b>9</b>	<b>215</b>	<b>1,228</b>	<b>12</b>	<b>388</b>
Argyll & The Islands Enterprise	16	*	16	101	4	58	118	1	134
Caithness & Sutherland Enterprise	59	1	46	28	1	33	87	1	133
Inverness & East Highland Enterprise	845	11	41	74	3	60	918	9	959
Lochaber Limited	10	*	16	5	*	7	15	*	31
Moray Enterprise	7	*	7	27	1	34	34	*	41
Orkney Enterprise	9	*	8	3	*	7	12	*	20
Shetland Enterprise	7	*	7	3	*	8	10	*	17
Skye & Wester Ross Enterprise	22	*	28	1	*	2	23	*	51
Western Isles Enterprise	1	*	4	10	*	6	11	*	15
<b>Scotland</b>	<b>7,580</b>	<b>100</b>	<b>1,821</b>	<b>2,660</b>	<b>100</b>	<b>2,009</b>	<b>10,240</b>	<b>100</b>	<b>3,830</b>
<b>National Park</b>	<b>17</b>	<b>100</b>	<b>15</b>	<b>9</b>	<b>100</b>	<b>10</b>	<b>26</b>	<b>100</b>	<b>25</b>
Cairngorms	13	75	7	5	56	7	18	68	14
Loch Lomond & The Trossachs	4	25	8	4	44	3	8	32	11

1. Figures may not sum due to rounding

2. A partial survey was completed for Highland – See Annex A.11

1.12 Table 3 shows the area of recorded derelict and urban vacant land in the years 2002-2007. It should be noted that a small number of councils did not participate in every survey during those years. In these cases, the most recent available data is used to provide an estimate for the appropriate year.

1.13 The period covered by the most recent survey (2007) showed a net decrease of 197 hectares in Scotland's total amount of derelict and urban vacant land, from 10,437 hectares in 2006 to 10,240 hectares in 2007. This follows a net decrease of 121 hectares in derelict and urban vacant land, recorded in 2006.

1.14 Overall, the total amount of derelict and urban vacant land in Scotland has shown a net decrease of 4 per cent since 2002 (from 10,687 hectares in 2002 to 10,240 hectares in 2007). The change in the recorded amount of derelict and urban vacant land during 2002-2007 is much more varied by council. 20 councils had larger relative decreases in levels of recorded derelict and urban vacant land, including Aberdeen City (down 53 per cent), Falkirk (down 50 per cent) and South Lanarkshire (down 21 per cent). 8 councils have more recorded derelict and urban vacant land in 2007 than they did in 2002. This includes North Ayrshire (up 48 per cent), Fife (up 39 per cent) and West Lothian (up 22 per cent). Some of the larger relative changes for certain councils (for example the Shetland Islands) are due to there only being a small base of recorded land in 2002.

**Table 3: Total Derelict and Urban Vacant land<sup>1</sup> by local authority area, 2002-2007<sup>2</sup>**

Local Authority	Total Derelict and Urban Vacant Land Area (ha) <sup>3</sup>						% Change 2002-2007
	2002	2003	2004	2005	2006	2007	
Aberdeen City	133	91	117	139	78	62	-53%
Aberdeenshire	125	120	120	49	78	91	-27%
Angus	212	153	152	172	162	160	-25%
Argyll & Bute	34	34	34	32	125	111	229%
Clackmannanshire	76	78	71	91	90	97	28%
Dumfries & Galloway	358	358	357	254	254	246	-31%
Dumfries City	237	221	234	213	234	219	-7%
East Ayrshire	333	330	319	332	316	313	-6%
East Dunbartonshire	109	113	111	120	115	85	-22%
East Lothian	123	117	86	84	71	62	-50%
East Renfrewshire	39	46	55	60	57	56	42%
Edinburgh, City of	184	141	135	196	189	191	4%
Eilean Siar	11	11	12	11	11	11	-1%
Falkirk	282	258	249	207	203	142	-50%
Fife	608	723	800	882	871	848	39%
Glasgow City	1,364	1,336	1,315	1,313	1,287	1,268	-7%
Highland	1,177	1,147	1,125	1,105	1,063	1,044	-11%
Inverclyde	126	134	135	137	125	105	-16%
Midlothian	286	292	322	321	306	288	1%
Moray	39	39	36	37	35	34	-12%
North Ayrshire	418	544	530	547	544	619	48%
North Lanarkshire	1,545	1,452	1,376	1,376	1,388	1,399	-9%
Orkney Islands	17	12	12	12	12	12	-30%
Perth & Kinross	106	105	113	96	89	79	-26%
Renfrewshire	963	983	1,001	977	961	952	-1%
Scottish Borders	61	61	61	61	58	120	95%
Shetland Islands	3	3	3	2	10	10	179%
South Ayrshire	152	144	144	132	132	117	-23%
South Lanarkshire	634	618	596	547	514	499	-21%
Stirling	196	202	195	190	184	168	-14%
West Dunbartonshire	220	219	217	207	218	202	-8%
West Lothian	516	524	528	654	657	631	22%
<b>Scotland</b>	<b>10,687</b>	<b>10,608</b>	<b>10,562</b>	<b>10,558</b>	<b>10,437</b>	<b>10,240</b>	<b>-4%</b>

1. Figures may not sum due to rounding

2. See Annex Table E for details of council participation in different years.

3. During 2007, historical data for the years 2002-2006 was revised to remove sites that had been taken out of the survey for definitional reasons and to correct any other previous errors highlighted in the 2007 survey returns. Further information on this process is available in the Annex along with unamended historical data for the survey years of 1996-2001.

## 2 Derelict land: Levels and Location

2.1 This section focuses exclusively on derelict land, its levels over the past 6 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 unremedied previous use which could constrain future development.

2.2 Table 4 shows the area of recorded derelict land in the years 2002-2007, split by local authority. It should be noted that a small number of councils did not participate in every survey between 2002-2007. In these cases, the most recent available data is used to provide an estimate for the appropriate year.

2.3 Overall, the total amount of derelict land has shown a net decrease of 144 hectares (2 per cent), from 7,724 hectares in 2002 to 7,580 hectares by 2007. Change in levels of recorded derelict land has been much more varied by council. Some have seen much larger relative decreases (for example Inverclyde, down 59 per cent) whereas others have seen increases in levels of derelict land (for example North Ayrshire, up 50 per cent). Some of the larger relative changes for certain councils (for example the Shetland Islands and Eilean Siar) are due to there only being a small base of recorded land in 2002.

**Table 4 : Total Derelict land<sup>1</sup> by local authority area, 2002-2007<sup>2</sup>**

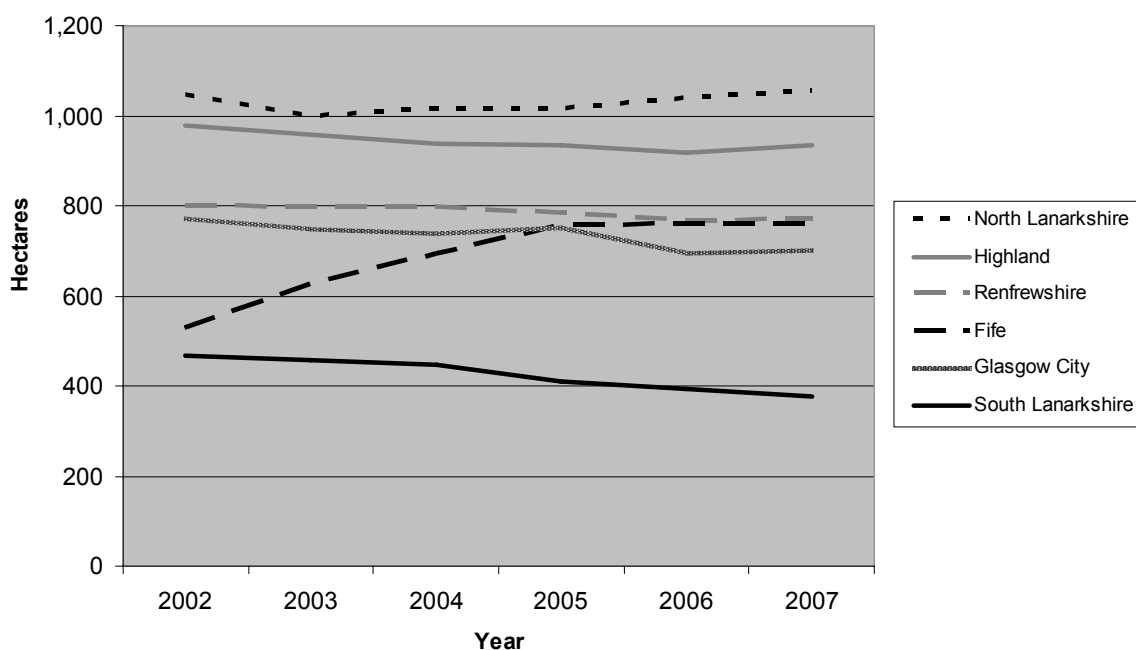
Local Authority	Total Derelict Land Area (ha) <sup>3</sup>						% Change 2002-2007
	2002	2003	2004	2005	2006	2007	
Aberdeen City	64	54	64	60	26	28	-57%
Aberdeenshire	105	104	104	36	51	51	-51%
Angus	179	120	121	118	114	111	-38%
Argyll & Bute	11	11	11	10	8	9	-17%
Clackmannanshire	48	56	46	46	46	45	-7%
Dumfries & Galloway	307	307	307	218	218	211	-31%
Dundee City	49	45	44	39	42	42	-16%
East Ayrshire	275	282	275	287	280	278	1%
East Dunbartonshire	70	53	54	92	87	57	-18%
East Lothian	94	90	79	75	64	59	-38%
East Renfrewshire	19	34	42	40	38	36	88%
Edinburgh, City of	128	94	97	101	100	103	-19%
Eilean Siar	1	1	1	1	1	1	90%
Falkirk	148	138	132	99	103	90	-39%
Fife	528	626	692	757	760	758	44%
Glasgow City	769	745	736	749	691	699	-9%
Highland	977	959	938	935	919	936	-4%
Inverclyde	64	62	64	63	40	26	-59%
Midlothian	259	262	288	288	280	267	3%
Moray	7	7	7	7	7	7	-6%
North Ayrshire	270	356	347	345	345	406	50%
North Lanarkshire	1,047	998	1,015	1,015	1,040	1,055	1%
Orkney Islands	12	9	9	9	9	9	-29%
Perth & Kinross	98	98	95	69	71	56	-43%
Renfrewshire	799	798	797	782	765	768	-4%
Scottish Borders	44	44	44	44	50	103	136%
Shetland Islands	1	1	1	1	7	7	686%
South Ayrshire	122	123	123	113	113	100	-18%
South Lanarkshire	467	456	447	411	392	377	-19%
Stirling	155	164	159	159	154	141	-9%
West Dunbartonshire	154	183	182	175	188	176	14%
West Lothian	450	458	463	595	599	567	26%
<b>Scotland</b>	<b>7,724</b>	<b>7,738</b>	<b>7,783</b>	<b>7,739</b>	<b>7,609</b>	<b>7,580</b>	<b>-2%</b>

1. Figures may not sum due to rounding

2. See Annex Table E for details of council participation in different years.

3. During 2007, historical data for the years 2002-2006 was revised to remove sites that had been taken out of the survey for definitional reasons and to correct any other previous errors highlighted in the 2007 survey returns. Further information on this process is available in the Annex along with unamended historical data for the survey years of 1996-2001.

**Chart 2 : Total Level of Derelict Land in top 6 local authorities, 2002-2007**



2.4 Looking at the 6 councils with the most derelict land in 2002, Chart 2 shows the change since 2002 in total levels of derelict land.

2.5 Out of the 6 councils shown in Chart 2, Fife is notable as the only one which has had a clear increase recorded in its amount of derelict land between 2002 and 2007. The net increase of 230 hectares takes Fife from 528 hectares of derelict land in 2002 to 758 hectares by 2007. It is also notable that whereas in 2002, Glasgow City had 241 hectares more of derelict land than Fife, this situation has now reversed to the extent that Fife has 60 hectares more of derelict land than Glasgow City in 2007.

2.6 Of the other 5 councils, the trend in North Lanarkshire has been very stable with a net increase of 8 hectares in derelict land between 2002 and 2007 (increasing from 1,047 hectares to 1,055 hectares). South Lanarkshire has seen the clearest fall in levels of derelict land, a net decrease of 90 hectares (almost a fifth of 2002 levels). Renfrewshire dropped from 799 hectares to 768 hectares (down 31), Highland from 977 hectares to 936 hectares (down 41) and Glasgow City from 769 hectares to 699 hectares (down 70).

2.7 Table 5 overleaf shows the number, location and average size of derelict sites by local authority in 2007. The average size of a derelict site in Scotland is 4.2 hectares. 73% of all Scotland's derelict sites are to be found within a settlement. The remaining 27% are 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 exceeds 8 hectares, which is over 3 times greater than the average size of a settlement-based derelict site (averaging between 2 and 3 hectares in size). 4,114 hectares of derelict land is currently located within the countryside. This is 54% of total derelict land in Scotland, whereas the remaining 46% (3,465 hectares) is located within a settlement.

2.8 Glasgow City has the largest number of settlement-based derelict sites with 279 recorded in 2007. North Lanarkshire has the highest amount of derelict land recorded within settlements in 2007 (775 hectares). This accounts for 22% of all settlement-based derelict land.

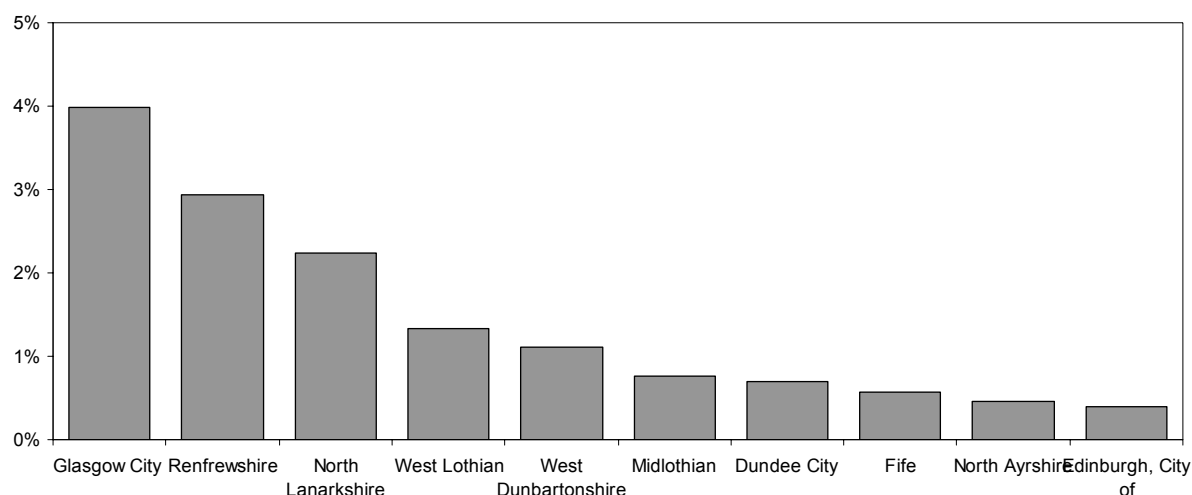
**Table 5: Location of derelict sites by local authority and average site size, 2007<sup>1,2,3</sup>**

Local Authority	In a Settlement				% of Scottish sites in settlements (by Area) <sup>4</sup>	In the Countryside				All Derelict Land			
	Area (ha)	% of LA's settlements (by Area)	No of Sites	Average Site Size		Area (ha)	% of LA's Countryside (by Area)	No of Sites	Average Site Size	% of Scottish sites in the Countryside (by Area) <sup>5</sup>	Area (ha)	No of Sites	Average Site Size
Aberdeen City	26	93	13	2.0	1	2	7	2	1.0	*	28	15	1.8
Aberdeenshire	25	48	18	1.4	1	27	52	3	8.8	1	51	21	2.4
Angus	17	15	9	1.9	*	95	85	20	4.7	2	111	29	3.8
Argyll & Bute	9	100	11	0.9	*	-	-	-	-	-	9	11	0.9
Clackmannanshire	28	62	10	2.8	1	17	38	2	8.5	*	45	12	3.7
Dumfries & Galloway	21	10	19	1.1	1	190	90	8	23.8	5	211	27	7.8
Dundee City	42	100	16	2.6	1	-	-	-	-	-	42	16	2.6
East Ayrshire	61	22	34	1.8	2	217	78	32	6.8	5	278	66	4.2
East Dunbartonshire	37	64	12	3.1	1	21	36	7	2.9	1	57	19	3.0
East Lothian	22	38	17	1.3	1	36	62	10	3.6	1	59	27	2.2
East Renfrewshire	36	100	21	1.7	1	-	-	-	-	-	36	21	1.7
Edinburgh, City of	101	98	23	4.4	3	2	2	1	1.8	*	103	24	4.3
Eilean Siar	1	100	4	0.3	*	-	-	-	-	-	1	4	0.3
Falkirk	32	35	16	2.0	1	58	65	20	2.9	1	90	36	2.5
Fife	214	28	113	1.9	6	544	72	41	13.3	13	758	154	4.9
Glasgow City	629	90	279	2.3	18	69	10	12	5.8	2	699	291	2.4
Highland	191	20	97	2.0	6	745	80	34	21.9	18	936	131	7.1
Inverclyde	25	95	26	1.0	1	1	5	1	1.4	*	26	27	1.0
Midlothian	23	9	19	1.2	1	244	91	56	4.4	6	267	75	3.6
Moray	7	100	7	1.0	*	-	-	-	-	-	7	7	1.0
North Ayrshire	264	65	79	3.3	8	142	35	32	4.4	3	406	111	3.7
North Lanarkshire	775	73	145	5.3	22	280	27	86	3.3	7	1,055	231	4.6
Orkney Islands	4	50	4	1.1	*	4	50	4	1.1	*	9	8	1.1
Perth & Kinross	25	44	32	0.8	1	32	56	12	2.7	1	56	44	1.3
Renfrewshire	60	8	35	1.7	2	708	92	1	708.3	17	768	36	21.3
Scottish Borders	80	77	90	0.9	2	24	23	11	2.1	1	103	101	1.0
Shetland Islands	1	8	1	0.5	*	6	92	6	1.0	*	7	7	0.9
South Ayrshire	99	99	21	4.7	3	1	1	1	0.8	*	100	22	4.5
South Lanarkshire	163	43	66	2.5	5	213	57	40	5.3	5	377	106	3.6
Stirling	32	23	17	1.9	1	109	77	11	9.9	3	141	28	5.0
West Dunbartonshire	176	100	61	2.9	5	-	-	-	-	-	176	61	2.9
West Lothian	241	42	17	14.1	7	327	58	36	9.1	8	567	53	10.7
<b>Scotland</b>	<b>3,465</b>	<b>46</b>	<b>1,332</b>	<b>2.6</b>	<b>100</b>	<b>4,114</b>	<b>54</b>	<b>489</b>	<b>8.4</b>	<b>100</b>	<b>7,580</b>	<b>1,821</b>	<b>4.2</b>

1. Figures may not sum due to rounding.  
2. A partial survey was completed for Highland – See Annex A.11  
3. Settlements as defined by Local Authorities in their latest council approved local plans (see Annex Section A.5).  
4. As a percentage of the total amount of derelict land that is within a settlement in Scotland.  
5. As a percentage of the total amount of derelict land that is within the countryside in Scotland.



**Chart 3 : Derelict land as a percentage of local authority administrative area, 2007**



2.9 North Lanarkshire has the largest number of countryside-based derelict sites with 86 recorded in 2007. Renfrewshire and Highland collectively account for 35% of all countryside-based derelict land. This is due mainly to the presence of some very large derelict sites, namely the previously mentioned Former Royal Ordnance site at Bishopton (708 hectares) and Fearn/Fendom Airfields in Highland (collectively 681 hectares)

2.10 Map 1 on page 10 plots all the recorded derelict sites within the central belt area of Scotland in 2007. Whilst the sites are relatively scattered throughout the central belt, more sites are visible in the western part than the east. Some clusters can also clearly be seen, including along the north bank of the River Clyde (in West Dunbartonshire), the south bank of the Firth of Clyde (Inverclyde) as well as in eastern and northern parts of Glasgow City and the Kilbirnie/Dalry area of North Ayrshire. Map 1 also highlights that a clear majority of the derelict sites recorded in Scotland for the 2007 SVDLS were located within settlements (urban areas).

2.11 Chart 3 above shows the ten councils with the highest percentage of derelict land in relation to their administrative area. The figures for all councils can be found in Annex Table C. Approximately 4.0% of Glasgow City's total land area is derelict. The comparative figures for the next highest councils are 2.9% in Renfrewshire, 2.3% in North Lanarkshire, 1.3% in West Lothian and 1.1% in West Dunbartonshire. Across Scotland as a whole, 0.1% of all land is derelict.

2.12 Table 6 and chart 4 (overleaf) show the characteristics of derelict land in Scotland during 2007. Local Authorities were asked to provide this information for the first time in this year's survey. Of Scotland's 1,821 derelict sites recorded in the latest SVDLS, 1,190 were given a characteristic (a response rate of 65%). In terms of land the response rate is higher, with 5,586 out of 7,580 hectares of derelict land given an answer (a response rate of 74%).

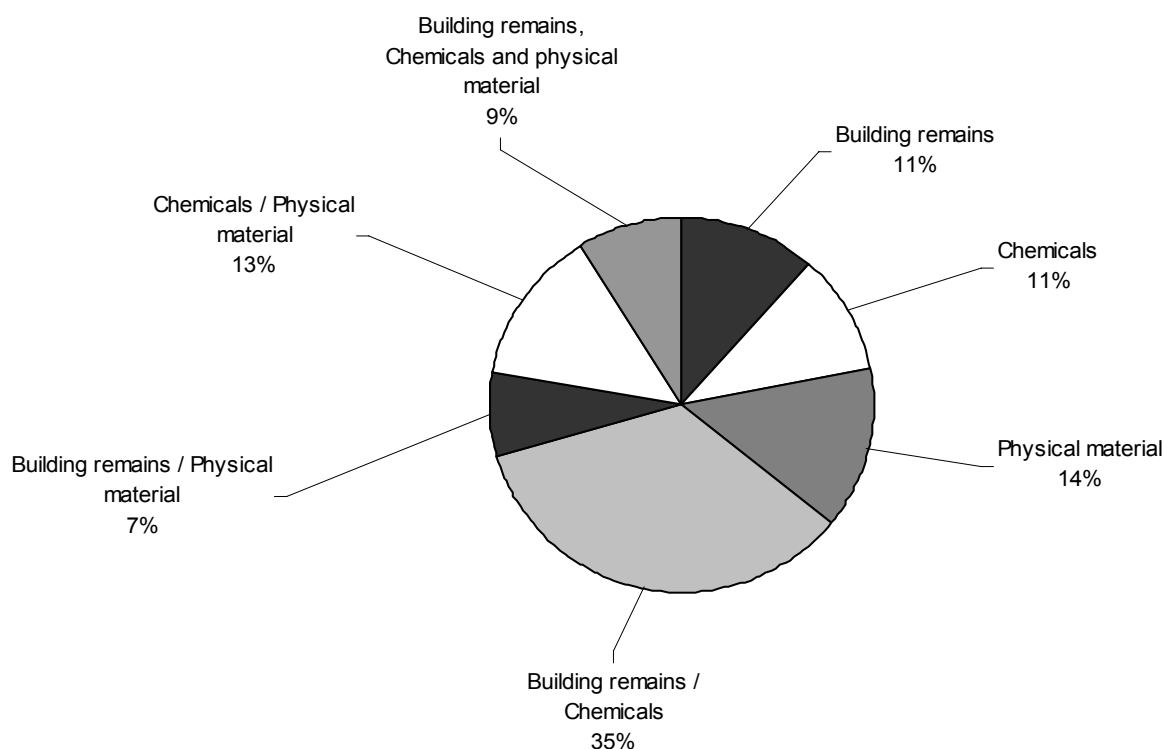
2.13 Chart 4 shows that there is a high degree of variation in the characteristics of derelict land (for the 74% of land that has been given an answer). 35% of this derelict land (1,937 hectares and 156 sites) is recorded as having both building remains and possible left-over chemicals/substances. A further 14% of derelict land (773 hectares and 183 sites) is characterised by the remains of abandoned physical material (stone deposits, rubble etc). Whilst accounting for only 11% 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 403 sites recorded as having this as a single characteristic.

**Table 6: Derelict Land Characteristics, 2007<sup>1,2</sup>**

Derelict Characteristics	Derelict Land		
	Area (ha)	% of Derelict Land (by Area)	No. of Sites
Building remains	642	11	403
Possible left over chemicals/substances	588	11	261
Abandoned physical material (stone deposits, rubble etc)	773	14	183
Building remains and possible left over chemicals/substances	1,937	35	156
Building remains and abandoned physical material (stone deposits, rubble etc)	401	7	63
Possible left over chemicals/substances and rubble, stone deposits and other material	743	13	98
Building remains, possible left over chemicals/substances and abandoned physical material (stone deposits, rubble etc)	502	9	26
Unknown	1,993	-	631
<b>Total</b>	<b>7,580</b>	<b>100</b>	<b>1,821</b>

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

**Chart 4: Derelict Land Characteristics, 2007**



### 3 Derelict land: People's proximity to derelict land

3.1 This section focuses exclusively on derelict land and people's proximity to such sites throughout Scotland. In 2007 there were 1,821 derelict sites recorded in the SVDLS.

3.2 Table 7 shows the percentage of local authority population that is estimated to live within various distances of derelict land in 2007. This is a measure of people's proximity to derelict land, not their exposure.

3.3 27.3% of Scotland's population lives within 500m of derelict land. A further 25.7% live within the '500m to less than a 1,000m' bracket. The remaining 47.0% live at least 1,000m (1km) from derelict land.

3.4 People's proximity to derelict land varies significantly at the council level. For example, 59.1% of Glasgow City's population lives within 500m of a derelict site, whereas the comparative figure for Aberdeen and Edinburgh is only 12.3% and 13.3% respectively. Other councils with an above average proportion of their population living close to derelict land include West Dunbartonshire (59.1%), North Lanarkshire (50.0%) and Midlothian (49.8%). The population of the Shetland Islands is the least likely to be living close to derelict land with only 1.0% within 500m of a derelict site. Map 2 on page 14 shows the percentage of each Local Authority's population that lives within 500m of derelict land.

**Table 7: Percentage of local authority population living within various distances of Derelict Land, 2007<sup>1,2,3</sup>**

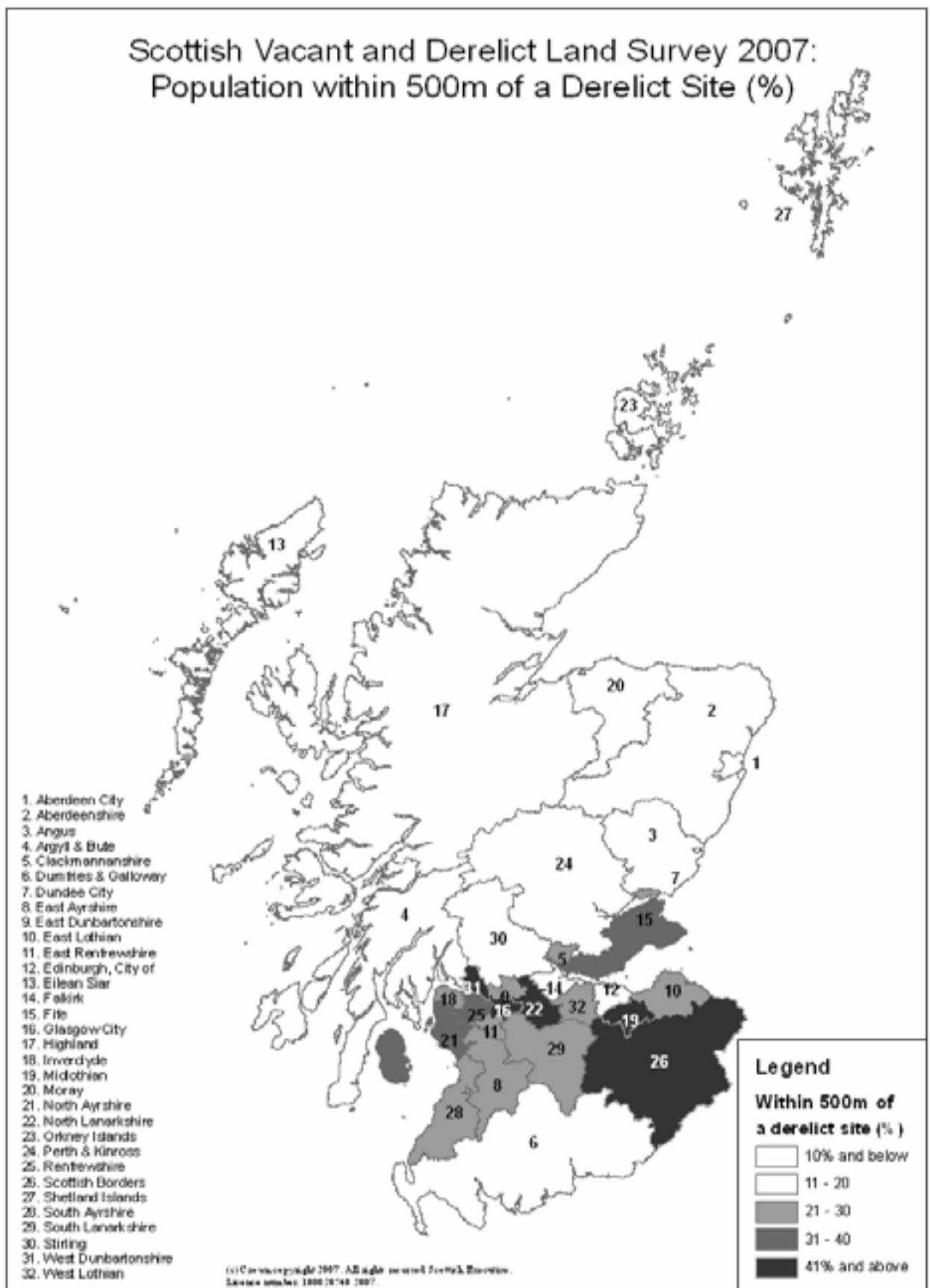
Local Authority	Population	Distance from Derelict Land in 2007		
		Less than 500m	500m to Less than 1,000m	At least 1,000m
Aberdeen City	206,880	12.3	24.0	63.7
Aberdeenshire	236,260	8.5	12.0	79.5
Angus	109,320	16.1	26.1	57.8
Argyll & Bute	91,390	15.2	12.6	72.3
Clackmannanshire	48,900	26.4	46.8	26.8
Dumfries & Galloway	148,030	8.5	15.0	76.5
Dundee City	142,170	24.2	45.0	30.8
East Ayrshire	119,290	23.0	18.9	58.1
East Dunbartonshire	105,460	20.8	34.8	44.3
East Lothian	92,830	21.1	28.8	50.1
East Renfrewshire	89,290	21.9	17.3	60.8
Edinburgh, City of	463,510	13.3	25.0	61.6
Eilean Siar	26,350	5.1	14.7	80.2
Falkirk	149,680	15.2	22.7	62.1
Fife	358,930	33.1	31.2	35.7
Glasgow City	580,690	59.1	32.1	8.8
Highland	215,310	17.8	15.5	66.7
Inverclyde	81,540	24.8	21.5	53.6
Midlothian	79,290	49.8	39.6	10.7
Moray	86,750	7.3	11.7	81.1
North Ayrshire	135,490	32.0	28.6	39.4
North Lanarkshire	323,780	50.0	34.7	15.3
Orkney Islands	19,770	8.9	3.7	87.4
Perth & Kinross	140,190	15.7	26.3	58.0
Renfrewshire	169,590	30.5	32.6	36.9
Scottish Borders	110,240	48.4	12.1	39.5
Shetland Islands	21,880	1.0	4.9	94.1
South Ayrshire	111,670	21.1	14.2	64.7
South Lanarkshire	307,670	20.8	21.8	57.4
Stirling	87,808	11.8	21.6	66.6
West Dunbartonshire	91,242	59.1	31.9	9.0
West Lothian	165,700	21.1	31.0	47.9
<b>Scotland</b>	<b>5,116,900</b>	<b>27.3</b>	<b>25.7</b>	<b>47.0</b>

1. Population figures used for each local authority are the latest mid-year estimates published by GROS (in this case 2006).

2. A partial survey was completed for Highland – See Annex A.11

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

## Scottish Vacant and Derelict Land Survey 2007: Population within 500m of a Derelict Site (%)



3.5 The map on page 14 shows the percentage of each local authority's population that lives within 500m of derelict land in 2007 (for all of Scotland). It uses the results from Table 7.

3.6 Table 8 shows the percentage of local authority population that lives within 500m of derelict land for the years 2004 to 2007. It also shows this proximity information for sites that have been derelict prior to 1991.

3.7 Between 2004 and 2007, the percentage of Scotland's population that lives within 500m of a derelict site has remained fairly stable, fluctuating only slightly around the 27% mark. There have been some larger changes at council level. For example in 2004, 61.0% of Midlothian's population lived within 500m of a derelict site, dropping to 49.8% by 2007. During the same period the proportion of Scottish Border's population living near a derelict site has increased from 38.6% to 48.4%.

3.8 Between 2004 and 2007, the percentage of Scotland's population that lives within 500m of land derelict prior to 1991 decreased from 16.2% to 13.9%. Those councils with the highest proportion of population living within 500m of land derelict prior to 1991 were Glasgow City (42.8%), Midlothian (38.9%), West Dunbartonshire (38.4%) and North Lanarkshire (25.3%).

**Table 8: Percentage of local authority population living within 500m of derelict land, 2004-2007**  
**Percentage of local authority population living within 500m of land derelict prior to 1991, 2004-2007**

Local Authority	Proximity to Derelict Land							
	% of Population within 500m of any Derelict Site				% of Population within 500m of land derelict prior to 1991			
	2004	2005	2006	2007	2004	2005	2006	2007
Aberdeen City	15.4	12.9	12.6	12.3	7.7	7.7	7.4	6.1
Aberdeenshire	4.9	4.9	7.4	8.5	1.5	1.5	1.2	0.2
Angus	19.8	16.8	16.2	16.1	10.1	10.1	10.1	9.9
Argyll & Bute	13.3	9.5	13.3	15.2	2.8	2.3	2.3	2.3
Clackmannanshire	29.2	26.9	26.9	26.4	20.8	18.6	18.5	18.7
Dumfries & Galloway	11.7	9.2	8.9	8.5	7.7	6.1	6.1	6.0
Dundee City	29.1	26.6	21.3	24.2	19.6	15.1	11.0	10.7
East Ayrshire	23.0	25.9	23.6	23.0	11.2	10.8	10.7	10.6
East Dunbartonshire	21.7	23.0	21.4	20.8	15.1	14.5	13.3	13.4
East Lothian	28.6	26.1	23.3	21.1	4.5	4.5	4.5	4.2
East Renfrewshire	24.2	23.4	23.1	21.9	11.3	10.6	10.6	10.7
Edinburgh, City of	5.9	8.8	8.6	13.3	3.5	1.6	1.7	1.7
Eilean Siar	5.1	5.1	5.1	5.1	2.4	2.4	2.4	2.4
Falkirk	20.4	16.9	15.8	15.2	4.5	3.6	3.6	4.4
Fife	26.9	34.5	35.1	33.1	6.6	6.6	5.7	3.9
Glasgow City	56.9	56.6	57.3	59.1	45.7	44.0	43.2	42.8
Highland	20.5	19.6	18.6	17.8	16.7	15.6	14.3	13.5
Inverclyde	30.3	29.1	26.9	24.8	22.0	18.2	18.1	18.2
Midlothian	61.0	60.2	52.2	49.8	47.9	47.9	41.6	38.9
Moray	7.2	7.3	7.2	7.3	3.4	3.4	3.4	3.5
North Ayrshire	33.7	33.5	33.5	32.0	17.0	17.0	17.0	17.0
North Lanarkshire	51.3	48.2	49.1	50.0	28.9	26.1	25.2	25.3
Orkney Islands	15.1	15.1	9.0	8.9	13.5	13.5	7.4	7.3
Perth & Kinross	9.9	15.6	18.2	15.7	5.2	5.2	5.2	3.7
Renfrewshire	32.3	31.8	25.0	30.5	16.5	15.3	12.1	10.7
Scottish Borders	38.6	38.6	42.5	48.4	20.0	20.0	18.5	19.9
Shetland Islands	0.9	0.9	1.1	1.0	0.9	0.9	0.9	0.9
South Ayrshire	25.2	23.3	23.3	21.1	10.4	7.6	7.6	6.6
South Lanarkshire	25.4	24.4	21.5	20.8	18.3	16.1	15.7	12.7
Stirling	13.3	13.4	13.3	11.8	7.8	7.8	7.8	6.9
West Dunbartonshire	52.4	50.2	50.7	59.1	31.3	31.3	31.4	38.4
West Lothian	20.1	19.4	20.6	21.1	10.0	10.5	10.5	10.4
<b>Scotland</b>	<b>27.1</b>	<b>27.1</b>	<b>26.6</b>	<b>27.3</b>	<b>16.2</b>	<b>15.1</b>	<b>14.4</b>	<b>13.9</b>

1. Population figures used for each local authority are the latest mid-year estimates published by GROS (in this case 2006).

2. See Annex Table E for details of council participation in different years.

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

#### 4 Derelict and Urban Vacant Land: The Location of such land relative to Deprivation

4.1 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 2006)). The SIMD 2006 project identifies small area concentrations of multiple deprivation across all of Scotland. It contains 37 indicators in seven domains: Current Income, Employment, Health, Education, Skills and Training, Geographic Access to Services, Housing and Crime. Further information on SIMD 2006 is available in Annex section A.8.

**Table 9: Derelict and urban vacant land located within the 15% most deprived datazones, 2004-2007<sup>1-3</sup>**

Local Authority	% of Datazones within Scotland's 15% most deprived (SIMD, 2006)	2004		2005		2006		2007	
		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	10	3	2	3	2	2	1	5	4
Aberdeenshire	2	6	5	6	5	9	10	10	11
Angus	6	1	2	1	1	1	1	1	1
Argyll & Bute	8	4	11	4	9	7	16	3	8
Clackmannanshire	23	11	10	13	11	16	13	15	12
Dumfries & Galloway	6	-	-	-	-	-	-	-	-
Dundee City	30	104	117	96	117	100	118	95	114
East Ayrshire	18	5	12	5	12	6	9	6	9
East Dunbartonshire	2	*	1	*	1	*	1	*	1
East Lothian	1	-	-	-	-	-	-	-	-
East Renfrewshire	3	1	2	1	2	1	2	1	2
Edinburgh, City of	11	21	5	33	9	29	8	38	9
Eilean Siar	-	-	-	-	-	-	-	-	-
Falkirk	10	2	5	2	5	1	4	1	4
Fife	10	49	23	52	28	55	29	49	26
Glasgow City	48	875	595	873	593	823	584	824	574
Highland	6	85	29	83	25	86	28	83	25
Inverclyde	38	46	68	48	72	44	68	46	72
Midlothian	4	1	3	1	2	1	2	1	2
Moray	-	-	-	-	-	-	-	-	-
North Ayrshire	18	47	41	50	43	49	42	54	46
North Lanarkshire	20	379	62	395	68	382	64	384	65
Orkney Islands	-	-	-	-	-	-	-	-	-
Perth & Kinross	5	1	1	1	1	1	1	1	1
Renfrewshire	17	53	59	54	54	60	47	60	51
Scottish Borders	2	-	-	-	-	-	-	-	-
Shetland Islands	-	-	-	-	-	-	-	-	-
South Ayrshire	9	10	8	10	8	10	8	8	7
South Lanarkshire	14	92	48	86	47	76	44	78	46
Stirling	6	10	5	10	6	9	5	8	4
West Dunbartonshire	28	55	42	52	35	52	33	42	30
West Lothian	7	14	5	5	4	5	4	5	4
<b>Scotland</b>	<b>15</b>	<b>1,876</b>	<b>1,161</b>	<b>1,882</b>	<b>1,160</b>	<b>1,823</b>	<b>1,142</b>	<b>1,816</b>	<b>1,128</b>

1. 2004-2007 analysis uses the results of the SIMD 2006 General Report, published in October 2006.

2. See Annex Table E for details of council participation in different years.

3. Further information on how this data was calculated is available in Annex Section A.8.

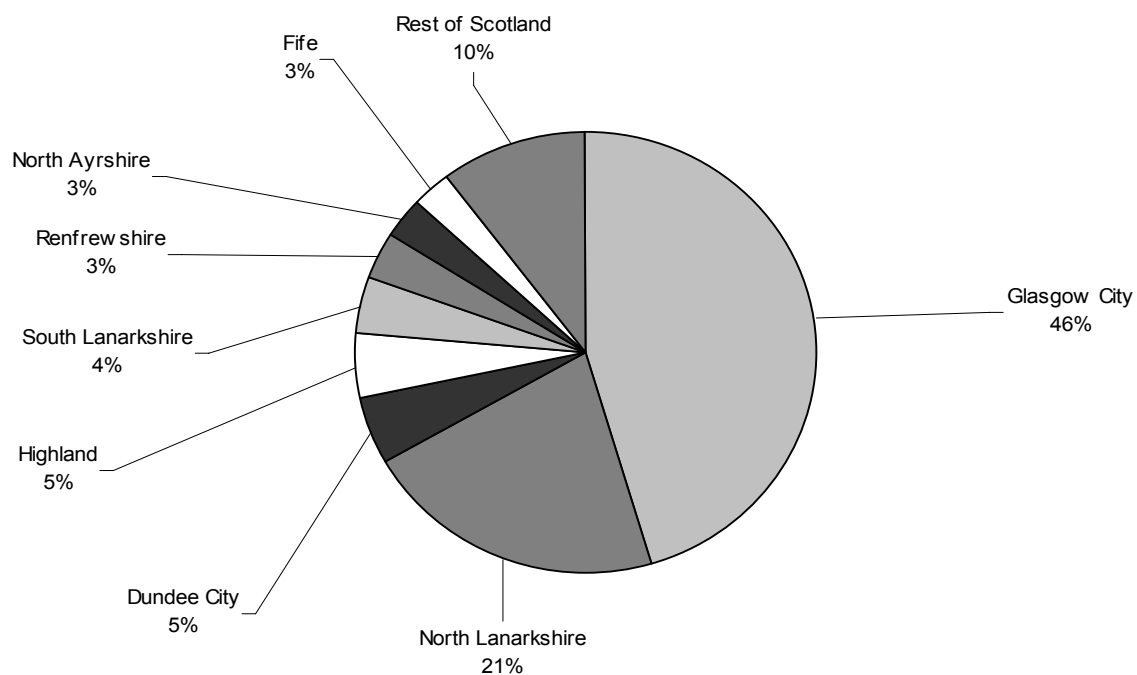
4.2 Table 9 shows the proportion of each local authority's datazones that are within Scotland's 15% most deprived and the amount of derelict and urban vacant land that is situated within those datazones for the years 2004-2007. In 2004, 1,876 hectares of derelict and urban vacant land were situated within the 15% most deprived datazones. By 2007 this had decreased to 1,816 hectares. This represents 18% of all derelict and urban vacant land recorded in Scotland in 2007.

4.3 Glasgow City has the largest amount of derelict and urban vacant land located within the 15% most deprived datazones for each of the last 4 years. However this figure has dropped by 51 hectares between 2004

and 2007, from 875 hectares to 824 hectares. North Lanarkshire has the second highest amount of derelict and urban vacant land located within the 15% most deprived datazones for 2004-2007. Whereas Glasgow City showed a drop in the amount of derelict and urban vacant land within those datazones between 2004 and 2007, North Lanarkshire's total remained broadly stable, with 379 hectares in 2004 and 384 hectares by 2007.

4.4 At the other end of the scale, Eilean Siar, Moray, The Orkney Islands and The Shetland Islands have no datazones within Scotland's 15% most deprived, thus no derelict or urban vacant land could be recorded in Table 9. In addition to this, whilst Dumfries and Galloway, East Lothian and Scottish Borders do have datazones within Scotland's 15% most deprived, they do not have any derelict or urban vacant land situated within those areas.

**Chart 5: Derelict and urban vacant land located within the 15% most deprived datazones, 2007**

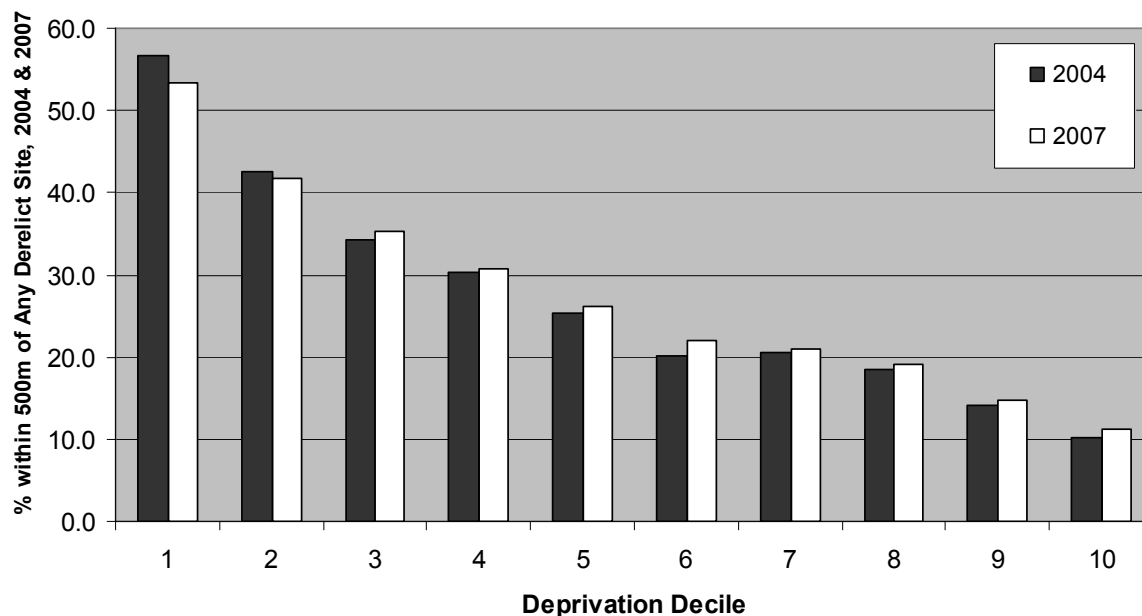


4.5 Chart 5 shows the amount of derelict and urban vacant land located within the 15% most deprived datazones in 2007, split by local authority. Glasgow City has the highest proportion, with 46% of all derelict and urban vacant land within the 15% most deprived datazones being located within this council's boundaries. North Lanarkshire is second, containing 21% of all derelict and urban vacant land located within the 15% most deprived datazones. Some distance behind those 2 councils lies Dundee City (with 5%), Highland (5%), South Lanarkshire (4%) and Renfrewshire (3%). Across Scotland as a whole, two thirds of all derelict and urban vacant land located within the 15% most deprived datazones comes from either Glasgow City or North Lanarkshire. A further 23 councils collectively account for the remaining third.

4.6 Chart 6 (on page 18 overleaf) draws together the analysis on people's proximity to derelict land in 2004/2007 and the information on deprivation levels contained within SIMD 2006. Each deprivation decile is shown on the x-axis, whereby '1' represents the 10% most deprived datazones in Scotland, through to '10', which represents the 10% least deprived datazones in Scotland. For each decile, the proportion of the total datazone population that lives within 500m of a derelict site in 2004 and 2007 is given.

4.7 A clear relationship can be seen in Chart 6, whereby as datazones get progressively less deprived, the proportion of their population that lives within 500m of a derelict site becomes smaller. This relationship holds for both 2004 and 2007. Whilst this pattern has remained fairly stable during the past 4 years, it is noteworthy that the population within the 2 most deprived deciles has become slightly less likely to live near derelict land (for example decile 1's proportions dropped from 57% in 2004 to 53% by 2007). During the same period all the other deprivation deciles (from 3 to 10) showed slight increases in the proportion of their populations living within 500m of derelict land.

**Chart 6: Percentage of Scotland's population living within 500m of derelict land by deprivation decile, 2004/2007**

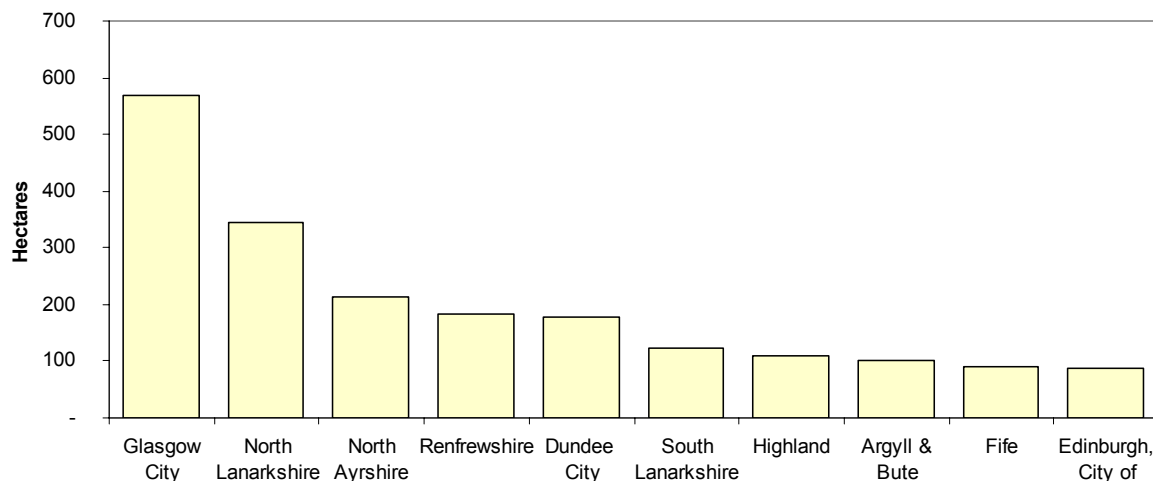


## 5 Urban Vacant Land: Levels of Urban Vacant Land

5.1 This section focuses exclusively on urban vacant land, its levels over the past 6 years and its location within Scotland. As previously stated, urban 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 preparatory work has taken place in anticipation of future development. Unlike derelict land, urban vacant land is generally not in need of rehabilitation before new development can commence.

5.2 Table 10 (overleaf) shows the amount of urban vacant land in Scotland, split by local authority for the years 2002-2007. Chart 7 shows the ten councils with the highest amount of urban vacant land in 2007. In 2007, there were 2,660 hectares of urban vacant land recorded in Scotland. Glasgow City has the most urban vacant land with 569 hectares, followed by North Lanarkshire (344 hectares) and then North Ayrshire (213 hectares). In 2007, the largest piece of urban vacant land in Scotland was the Interlink Industrial Estate site in North Lanarkshire, (26 hectares) followed by a site at Heathhall (Dumfries) in Dumfries & Galloway (23 hectares) and a site in Redburn, Irvine (North Ayrshire, 23 hectares).

**Chart 7: Urban Vacant land by local authority, 2007**



**Table 10: Total urban vacant land<sup>1</sup> by local authority area, 2002-2007<sup>2</sup>**

Local Authority	Total Urban Vacant Land Area (ha) <sup>3</sup>						% Change 2002-2007
	2002	2003	2004	2005	2006	2007	
Aberdeen City	69	37	53	79	52	35	-50%
Aberdeenshire	20	17	17	14	27	39	99%
Angus	33	33	31	53	48	48	46%
Argyll & Bute	22	22	22	22	117	101	351%
Clackmannanshire	27	22	25	45	45	52	89%
Dumfries & Galloway	51	51	50	36	36	35	-31%
Dundee City	187	176	190	174	193	178	-5%
East Ayrshire	57	48	44	45	37	34	-40%
East Dunbartonshire	39	60	57	28	28	27	-30%
East Lothian	28	27	7	9	6	3	-89%
East Renfrewshire	20	11	13	20	19	20	-2%
Edinburgh, City of	56	47	38	95	89	88	56%
Eilean Siar	10	10	10	10	10	10	-7%
Falkirk	134	120	117	108	99	52	-61%
Fife	80	97	107	124	111	90	12%
Glasgow City	595	591	579	564	596	569	-4%
Highland	200	188	187	171	144	108	-46%
Inverclyde	61	72	71	75	85	79	29%
Midlothian	27	30	34	33	26	21	-22%
Moray	31	31	29	30	28	27	-14%
North Ayrshire	148	188	184	201	199	213	44%
North Lanarkshire	498	454	361	361	348	344	-31%
Orkney Islands	5	3	3	2	3	3	-32%
Perth & Kinross	8	7	18	28	17	22	180%
Renfrewshire	164	185	204	196	196	184	12%
Scottish Borders	18	18	18	18	9	16	-7%
Shetland Islands	3	3	3	1	3	3	15%
South Ayrshire	31	21	21	19	19	17	-44%
South Lanarkshire	167	162	150	137	122	122	-27%
Stirling	41	38	36	31	30	27	-33%
West Dunbartonshire	66	36	35	32	30	26	-60%
West Lothian	67	65	65	58	58	64	-4%
<b>Scotland</b>	<b>2,964</b>	<b>2,871</b>	<b>2,780</b>	<b>2,819</b>	<b>2,827</b>	<b>2,660</b>	<b>-10%</b>

1. Figures may not sum due to rounding

2. See Annex Table E for details of council participation in different years.

3. During 2007, historical data for the years 2002-2006 was revised to remove sites that had been taken out of the survey for definitional reasons and to correct any other previous errors highlighted in the 2007 survey returns. Further information on this process is available in the Annex along with unamended historical data for the survey years of 1996-2001.

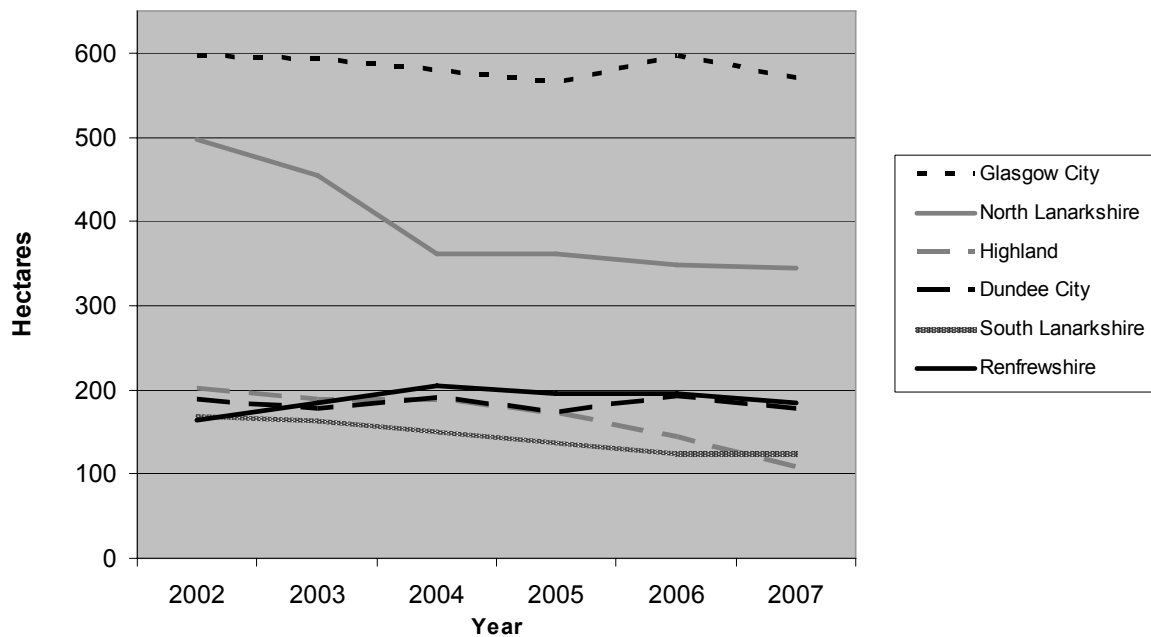
5.3 Table 10 shows that in 2002 there were 2,964 hectares of urban vacant land in Scotland. This figure has fluctuated somewhat in the intermediate period, however by 2007 it had dropped to 2,660 hectares (an overall net decrease of 304 hectares). This represents a net fall in levels of urban vacant land in Scotland of 10% between 2002 and 2007. A small number of councils did not participate in every survey between 2002-2007. In those cases, the most recent available data has been used to provide an estimate for the appropriate year.

5.4 Changes in the relative amount of urban vacant land in Scotland show greater variation at the council level. Some councils have seen their levels of urban vacant land in 2002 more than halved by 2007. This includes East Lothian, Falkirk and West Dunbartonshire. Smaller but still relatively large decreases are seen in Aberdeen City, Highland, North Lanarkshire, Stirling and South Lanarkshire. Some of the larger relative changes for certain councils (for example Perth & Kinross) are due to there only being a small base of recorded land in 2002.

5.5 Looking at the 6 councils with the most urban vacant land in 2002, Chart 8 (overleaf) shows the change since 2002 in total levels of urban vacant land. Glasgow City has consistently had the highest amount of urban vacant land in Scotland for the period 2002-2007. This authority had 595 hectares of urban vacant land in 2002, falling slightly by 2007, with 569 hectares reported (a net decrease of 4%). In contrast to Glasgow City, North Lanarkshire has seen a clear decrease in its level of urban vacant land during the past 5 years. 498 hectares of urban vacant land were recorded within North Lanarkshire in 2002, decreasing to 344 hectares by 2007 (a net

decrease of 31%). The remaining 4 councils in the chart below have split different ways in the past 6 reporting years. Highland and South Lanarkshire have shown clear decreases in the total amount of urban vacant land within their boundaries. There was a net drop of 92 hectares (-46%) in Highland, from 200 hectares in 2002 to 108 hectares by 2007. South Lanarkshire had a net drop of 45 hectares (-27%), from 167 hectares in 2002 to 122 hectares by 2007. A smaller decrease of 10 hectares (-5%) was recorded in Dundee City (from 187 hectares in 2002 to 178 hectares by 2007). Uniquely in Renfrewshire, more urban vacant land was recorded in 2007 than 2002 (increasing from 164 hectares in 2002 to 184 hectares by 2007).

**Chart 8: Total Level of Urban Vacant Land in top 6 local authorities, 2002-2007**



## 6 Derelict and Urban Vacant Land: Previous Uses, Preferred Uses and Other Characteristics

6.1 This section focuses on what the previous uses were for derelict and urban vacant land before it fell out of use. It then shows local authorities' preferred uses for derelict and urban vacant land. Information is also provided on how long derelict and urban vacant land has lain out of use and how developable that land is.

6.2 The previous uses of derelict and urban vacant sites are shown in Table 11 (overleaf). 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.

6.3 The previous use was unknown for 975 hectares of land (6% of the total amount of derelict and 20% of the total amount of urban vacant land recorded in 2007). Where the previous use is known, 27% of derelict land recorded in 2007 had been previously used for mineral activity (1,927 hectares), and a further 25% for defence (1,786 hectares). The most common previous use for urban vacant land, where previous use is known, was agriculture (31%, or 660 hectares) and the second most common previous use was residential development, accounting for 19% of recorded urban vacant land (401 hectares).

6.4 Local authorities were asked to indicate up to three preferred uses for the sites as defined in the most recent local plan or other approved local authority planning policy documents. The distribution of primary preference is shown in table 12. The most popular preferred or intended future uses for derelict land, where known, were other general industry (20%), residential (20%) and other non-categorised uses (12%). For urban vacant land, these were residential (37%), other general industry (18%) and manufacturing (16%).

**Table 11: Previous uses of derelict and urban vacant land<sup>1</sup>, 2007<sup>2</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	211	3	100	660	31	268	871	9	368
Business Class	2	*	3	6	*	8	7	*	11
Community & Health	550	8	99	82	4	50	632	7	149
Defence	1,786	25	40	42	2	19	1,827	20	59
Education	55	1	37	79	4	56	135	1	93
Forestry/Woodland	9	*	6	14	1	7	22	*	13
Manufacturing	1,304	18	292	213	10	111	1,517	16	403
Mineral Activity	1,927	27	263	27	1	10	1,954	21	273
Nature Conservation	9	*	2	-	-	-	9	*	2
Offices	7	*	11	7	*	10	14	*	21
Other General Industry <sup>3</sup>	156	2	104	123	6	117	279	3	221
Passive Open Space	50	1	35	110	5	82	160	2	117
Recreation & Leisure <sup>4</sup>	114	2	54	82	4	65	195	2	119
Residential	95	1	139	401	19	481	496	5	620
Retailing	17	*	47	20	1	39	38	*	86
Storage	192	3	74	48	2	45	240	3	119
Transport	407	6	174	74	3	69	481	5	243
Utility Services	75	1	21	9	*	15	84	1	36
Wholesale Distribution	8	*	7	27	1	7	35	*	14
Other	173	2	87	94	4	92	267	3	179
Unknown <sup>5</sup>	432	-	226	542	-	458	975	-	684
<b>Total</b>	<b>7,580</b>	<b>100</b>	<b>1,821</b>	<b>2,660</b>	<b>100</b>	<b>2,009</b>	<b>10,240</b>	<b>100</b>	<b>3,830</b>

**Table 12: Primary preferred or intended uses for derelict or urban vacant sites, 2007<sup>1,2</sup>**

Preferred or Intended 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	472	7	152	1	*	2	473	5	154
Business Class	289	4	88	230	9	119	519	6	207
Community & Health	29	*	7	17	1	16	46	*	23
Defence	-	-	-	1	*	1	1	*	1
Education	8	*	2	19	1	12	26	*	14
Community Based Woodland	140	2	17	3	*	3	143	2	20
Non-Community Based Woodland	78	1	24	3	*	2	81	1	26
Manufacturing	453	7	147	416	16	228	869	9	375
Mineral Activity	139	2	12	-	-	-	139	1	12
Nature Conservation	83	1	16	1	*	2	84	1	18
Offices	108	2	19	41	2	35	148	2	54
Other General Industry <sup>3</sup>	1,376	20	189	474	18	287	1,849	20	476
Passive Open Space	286	4	104	125	5	126	411	4	230
Recreation & Leisure <sup>4</sup>	631	9	65	112	4	43	743	8	108
Residential	1,316	20	591	972	37	896	2,287	25	1,487
Retailing	263	4	34	95	4	64	358	4	98
Storage	32	*	11	6	*	5	38	*	16
Transport	163	2	42	20	1	24	183	2	66
Utility Services	7	*	3	*	*	2	8	*	5
Wholesale Distribution	*	*	1	8	*	2	9	*	3
Mixed Use	21	*	11	25	1	19	47	*	30
Other	826	12	37	15	1	23	841	9	60
Not Applicable	24	*	19	8	*	6	32	*	25
Unknown <sup>5</sup>	837	-	230	69	-	92	906	-	322
<b>Total</b>	<b>7,580</b>	<b>100</b>	<b>1,821</b>	<b>2,660</b>	<b>100</b>	<b>2,009</b>	<b>10,240</b>	<b>100</b>	<b>3,830</b>

1. Figures may not sum due to rounding

2. A partial survey was completed for Highland – See Annex A.11

3. Excluding manufacturing

4. Excluding passive open space

5. Unknown values are excluded from the calculation of percentages

6.5 Where the length of time a site has lain unused was known, 32% (1,789 hectares) of vacant and derelict land within settlements and 45% (1,771 hectares) of derelict land within the countryside had been unused since before 1986 (Table 13 and Table 14). Taken as a whole, 35% (3,559 hectares) of all vacant and derelict land across Scotland has been lying unused for at least 22 years. There is a large degree of variation at the council level regarding how long vacant and derelict land has been unused for.

**Table 13: Sites in Settlements: Date when vacant or derelict<sup>1-4</sup> land was first identified, by local authority area, 2007**

Local Authority	Pre-1985		1986-1990		1991-1995		1996-2000		2001-2005		2006-		Unknown <sup>5</sup>	Total
	Area (ha)	Cumulative %	Area (ha)	Cumulative %	Area (ha)	Cumulative %	Area (ha)	Cumulative %	Area (ha)	Cumulative %	Area (ha)	Cumulative %	Area (ha)	Area (ha)
Aberdeen City	6	20	2	27	-	27	3	39	16	95	2	100	32	60
Aberdeenshire	1	2	1	6	4	20	4	34	10	74	7	100	38	64
Angus	11	18	1	20	10	35	6	45	33	99	1	100	3	65
Argyll & Bute	9	37	5	57	1	61	-	61	-	61	9	100	87	111
Clackmannanshire	12	14	33	55	-	55	20	81	13	96	3	100	-	80
Dumfries & Galloway	29	74	1	75	1	79	5	92	3	100	-	100	16	55
Dundee City	78	37	17	44	12	50	46	72	40	90	20	100	6	219
East Ayrshire	30	31	26	58	15	75	2	77	22	100	-	100	*	96
East Dunbartonshire	26	41	3	46	18	73	1	75	16	100	-	100	-	64
East Lothian	9	41	1	45	2	53	8	93	1	100	-	100	5	25
East Renfrewshire	8	14	3	20	18	52	1	55	25	100	-	100	-	56
Edinburgh, City of	10	11	5	16	39	59	3	63	33	100	*	100	99	189
Eilean Siar	2	29	*	31	3	90	*	95	*	100	-	100	6	11
Falkirk	46	58	1	60	21	86	6	93	6	100	-	100	4	83
Fife	6	2	18	8	21	15	97	47	138	93	21	100	2	304
Glasgow City	535	45	81	51	160	65	193	81	136	92	94	100	-	1,199
Highland	161	55	80	82	17	88	15	93	18	99	2	100	7	299
Inverclyde	17	17	8	24	14	38	43	80	19	98	2	100	1	104
Midlothian	20	74	2	80	1	85	1	87	4	100	-	100	17	44
Moray	15	52	2	58	6	78	3	89	2	96	1	100	4	34
North Ayrshire	107	23	87	41	67	55	95	75	100	96	21	100	*	478
North Lanarkshire	291	26	79	33	438	73	97	82	111	92	91	100	12	1,119
Orkney Islands	7	98	-	98	-	98	*	100	-	100	-	100	-	7
Perth & Kinross	8	21	-	21	7	41	6	59	15	100	-	100	11	47
Renfrewshire	31	13	53	35	14	40	60	65	52	86	34	100	-	244
Scottish Borders	9	54	1	64	5	96	1	100	-	100	-	100	80	96
Shetland Islands	-	-	-	-	*	12	1	31	1	85	*	100	1	4
South Ayrshire	33	32	49	79	3	82	14	95	5	100	*	100	12	117
South Lanarkshire	153	68	25	79	9	83	7	86	23	97	7	100	60	285
Stirling	2	7	2	17	*	18	9	54	8	87	3	100	34	59
West Dunbartonshire	55	28	56	55	30	70	14	77	29	91	17	100	1	202
West Lothian	62	25	154	88	-	88	3	90	16	96	9	100	60	304
<b>Scotland</b>	<b>1,789</b>	<b>32</b>	<b>794</b>	<b>47</b>	<b>936</b>	<b>64</b>	<b>764</b>	<b>78</b>	<b>898</b>	<b>94</b>	<b>345</b>	<b>100</b>	<b>600</b>	<b>6,125</b>

1. Figures are for total urban vacant land in settlements of 2,000 and over and derelict land in all settlements.
2. Settlements as defined by local authorities in their latest council approved local plans (see Annex Section A.5).
3. Figures may not sum due to rounding.
4. A partial survey was completed for Highland – See Annex A.11
5. Unknown values are excluded from the calculation of percentage values.

**Table 14: Sites in the Countryside: Date where derelict<sup>1-3</sup> land was first identified, by local authority area, 2007**

Local Authority	Pre-1985		1986-1990		1991-1995		1996-2000		2001-2005		2006-		Unknown <sup>4</sup>	Total	
	Area (ha)	Cumulative %	Area (ha)	Cumulative %	Area (ha)	Cumulative %	Area (ha)	Cumulative %	Area (ha)	Cumulative %	Area (ha)	Cumulative %	Area (ha)	Area (ha)	
Aberdeen City	-	-	* 100	-	100	-	100	-	100	-	100	-	100	2	2
Aberdeenshire	13	50	-	50	-	50	13	100	-	100	-	100	*	27	
Angus	87	93	4	97	1	97	2	99	1	100	-	100	1	95	
Argyll & Bute	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Clackmannanshire	9	52	-	52	-	52	-	52	8	100	-	100	-	17	
Dumfries & Galloway	138	77	3	79	37	100	-	100	-	100	-	100	12	190	
Dundee City	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
East Ayrshire	17	10	155	99	1	100	-	100	-	100	-	100	44	217	
East Dunbartonshire	6	27	3	41	8	80	2	88	2	100	-	100	-	21	
East Lothian	19	54	2	61	-	61	14	100	-	100	-	100	1	36	
East Renfrewshire	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Edinburgh, City of	-	-	-	-	-	-	-	-	-	-	-	-	2	2	
Eilean Siar	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Falkirk	16	35	4	43	1	46	19	86	*	87	6	100	13	58	
Fife	-	-	389	72	-	72	64	83	72	97	19	100	-	544	
Glasgow City	35	51	-	51	14	72	1	74	18	100	-	100	-	69	
Highland	711	96	3	96	12	98	15	100	1	100	-	100	4	745	
Inverclyde	-	-	-	-	1	100	-	100	-	100	-	100	-	1	1
Midlothian	139	61	23	70	2	71	27	83	38	100	-	100	14	244	
Moray	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
North Ayrshire	21	15	4	18	29	39	19	52	1	53	66	100	1	142	
North Lanarkshire	174	64	37	77	11	81	29	91	13	96	10	100	6	280	
Orkney Islands	4	100	-	100	-	100	-	100	-	100	-	100	-	4	4
Perth & Kinross	2	7	3	17	6	39	1	43	2	48	16	100	2	32	
Renfrewshire	-	-	-	-	-	-	708	100	-	100	-	100	-	708	708
Scottish Borders	11	90	1	100	-	100	-	100	-	100	-	100	11	24	
Shetland Islands	1	100	-	100	-	100	-	100	-	100	-	100	5	6	
South Ayrshire	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1
South Lanarkshire	59	39	72	86	10	93	*	93	7	97	4	100	62	213	
Stirling	106	98	-	98	*	99	2	100	-	100	-	100	1	109	
West Dunbartonshire	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
West Lothian	203	63	1	64	32	74	3	75	81	100	-	100	7	327	
<b>Scotland</b>	<b>1,771</b>	<b>45</b>	<b>704</b>	<b>63</b>	<b>168</b>	<b>67</b>	<b>918</b>	<b>91</b>	<b>244</b>	<b>97</b>	<b>121</b>	<b>100</b>	<b>189</b>	<b>4,114</b>	

1. Figures are for total derelict land in the countryside.
2. Figures may not sum due to rounding.
3. A partial survey was completed for Highland – See Annex A.11
4. Unknown values are excluded from the calculation of percentage values.

**Table 15: Development Potential of derelict and urban vacant land, 2007<sup>1,2</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 V&D Land (by Area)	No. of Sites
Developable - Short Term	1,720	28	419	1,154	47	837	2,875	33	1,256
Developable - Medium Term	2,497	40	472	694	28	507	3,191	37	979
Developable - Undetermined	1,051	17	395	473	19	403	1,525	18	798
Uneconomic to Develop/Reclamation for 'Soft' End Use	930	15	256	147	6	124	1,077	12	380
Unknown <sup>2</sup>	1,381	-	279	191	-	138	1,572	-	417
<b>Total</b>	<b>7,580</b>	<b>100</b>	<b>1,821</b>	<b>2,660</b>	<b>100</b>	<b>2,009</b>	<b>10,240</b>	<b>100</b>	<b>3,830</b>

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

6.6 Table 15 shows the development potential of derelict and urban vacant land within Scotland. 28% of all derelict land within Scotland (with known development potential) is developable in the short term, compared to 47% of all urban vacant land with known development potential. The higher proportion of urban vacant land being developable 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, 33% (a third) of all derelict and urban vacant land within Scotland (with known development potential) is developable in the short term. Across Scotland overall, 15% of derelict land and 6% 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).

6.7 In 2007, a clear majority of all derelict and urban vacant land with known ownership had a single private owner (64% or 5,614 hectares). 28% or 2,473 hectares of derelict and urban vacant land with known ownership had a single public owner. The remaining 8% of derelict and urban vacant land with known ownership split 5% (445 hectares) mixed public and private ownership, 1% (120 hectares) multiple private owners and 1% (104 hectares) multiple public owners.

6.8 Out of all the 10,240 hectares of derelict and urban vacant land recorded in 2007, 14% (1,484 hectares) has unknown ownership.

## Section 7 Derelict and Urban Vacant Land: The Reuse and Fall Out of Derelict and Urban Vacant Land

7.1 Table 16 shows the area and number of new distinct sites, which have been identified as vacant or derelict since the last survey was conducted. There were 232 hectares (120 sites) of newly identified derelict land since the previous survey. Of these, 67 hectares (4 sites) were in North Ayrshire and 49 hectares (25 sites) were in Scottish Borders. There were 136 hectares (158 sites) of newly identified urban vacant land since the previous survey. Of these, 22 hectares (37 sites) were in Glasgow City and 20 hectares (18 sites) were in North Ayrshire. Note that these figures relate only to completely new sites identified; sites listed in the previous survey, which increased in size, are not included in Table 16. This increase accounts for approximately 69 additional hectares of land.

7.2 Of the 369 hectares (278 sites) of newly identified land in 2007, 76 hectares (88 sites) are situated within Scotland's 15% most deprived datazones as identified by the 2006 Scottish Index of Multiple Deprivation (SIMD). This represents 21% of all newly identified land and almost a third (32%) of all newly identified sites.

**Table 16: New Sites identified since the previous survey by local authority area, 2007<sup>1-3</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	2	4	4	4	6	8
Aberdeenshire	2	4	14	12	15	16
Angus	-	-	-	-	-	-
Argyll & Bute	1	3	8	6	9	9
Clackmannanshire	-	-	-	-	-	-
Dumfries & Galloway	-	-	-	-	-	-
Dundee City	1	2	8	16	9	18
East Ayrshire	-	-	-	-	-	-
East Dunbartonshire	-	-	-	-	-	-
East Lothian	-	-	-	-	-	-
East Renfrewshire	-	-	1	2	1	2
Edinburgh, City of	8	4	4	3	12	7
Eilean Siar	-	-	-	-	-	-
Falkirk	-	-	-	-	-	-
Fife	7	8	3	4	10	12
Glasgow City	19	23	22	37	41	60
Highland	-	-	-	-	-	-
Inverclyde	-	-	1	4	1	4
Midlothian	-	-	-	-	-	-
Moray	-	-	1	2	1	2
North Ayrshire	67	4	20	18	87	22
North Lanarkshire	44	27	16	17	60	44
Orkney Islands	-	-	-	-	-	-
Perth & Kinross	16	3	-	-	16	3
Renfrewshire	8	4	9	11	17	15
Scottish Borders	49	25	9	8	58	33
Shetland Islands	-	-	-	-	-	-
South Ayrshire <sup>2</sup>	*	1	*	1	1	2
South Lanarkshire	8	6	7	7	15	13
Stirling	-	-	3	3	3	3
West Dunbartonshire	*	2	-	-	*	2
West Lothian	-	-	6	3	6	3
<b>Scotland</b>	<b>232</b>	<b>120</b>	<b>136</b>	<b>158</b>	<b>369</b>	<b>278</b>

1. Figures may not sum due to rounding.

2. This is the first time since 2005 that South Ayrshire have run the survey. Thus their data represents any new sites identified since 2005.

3. Sites identified since the previous survey but recorded as falling out of use prior to 2006 are not included in the above table.

7.3 Tables 17 to 23 relate only to sites (or parts thereof) which were brought back into actual use. Sites removed for definitional reasons or due to naturalisation are not included. 17 sites and 20 hectares of formerly derelict and urban vacant land in 2006 were removed due to naturalisation in the 2007 survey. Details of land removed for definitional reasons can be found in Annex Table D.

**Table 17: Derelict land reclaimed and urban vacant land brought back into use since the previous survey, by local authority area, 2007<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	1	*	3	14	5	5	16	2	8
Aberdeenshire	2	1	4	1	*	1	3	*	5
Angus	3	1	1	2	1	3	4	1	4
Argyll & Bute	-	-	-	22	7	13	22	3	13
Clackmannanshire	1	*	1	3	1	3	4	1	4
Dumfries & Galloway	7	2	3	1	*	3	8	1	6
Dundee City	1	*	1	24	8	27	25	4	28
East Ayrshire	1	*	3	3	1	6	5	1	9
East Dunbartonshire	30	9	3	*	*	1	30	5	4
East Lothian	3	1	3	3	1	4	6	1	7
East Renfrewshire	2	1	3	-	-	-	2	*	3
Edinburgh, City of	7	2	4	10	3	10	17	3	14
Eilean Siar	-	-	-	-	-	-	-	-	-
Falkirk	13	4	3	47	15	7	61	9	10
Fife	17	5	18	18	6	15	35	5	33
Glasgow City	29	9	40	55	17	89	84	13	129
Highland	6	2	6	13	4	15	19	3	21
Inverclyde	14	4	6	14	5	8	28	4	14
Midlothian	12	4	6	1	*	2	13	2	8
Moray	-	-	-	1	*	3	1	*	3
North Ayrshire	6	2	8	8	3	12	15	2	20
North Lanarkshire	34	11	30	24	7	26	58	9	56
Orkney Islands	-	-	-	-	-	-	-	-	-
Perth & Kinross	31	9	5	-	-	-	31	5	5
Renfrewshire	5	1	4	21	7	21	26	4	25
Scottish Borders	3	1	6	1	*	2	3	1	8
Shetland Islands	-	-	-	-	-	-	-	-	-
South Ayrshire <sup>2</sup>	13	4	11	2	1	2	15	2	13
South Lanarkshire	23	7	10	18	6	15	41	6	25
Stirling	13	4	2	7	2	9	20	3	11
West Dunbartonshire	16	5	7	3	1	3	19	3	10
West Lothian	32	10	2	-	-	-	32	5	2
<b>Scotland</b>	<b>324</b>	<b>100</b>	<b>193</b>	<b>318</b>	<b>100</b>	<b>305</b>	<b>642</b>	<b>100</b>	<b>498</b>

1. Figures may not sum due to rounding.

2. This is the first time since 2005 that South Ayrshire have run the survey. Thus their data represents any sites reused since 2005.

7.4 Table 17 shows that a total of 642 hectares (498 sites) were reclaimed or brought back into use since the previous survey, this figure includes vacant sites that were previously derelict and excludes those sites removed for definitional reasons or due to naturalisation. 324 hectares of land reclaimed back into use was derelict, of which 11% was in North Lanarkshire (34 hectares) and 10% was in West Dunbartonshire (32 hectares). Of the 318 hectares of urban vacant land brought back into use, 17% (55 hectares) was in Glasgow City and 15% (47 hectares) was in Falkirk. The largest derelict or urban vacant sites brought back into use in 2007 were the Bellsdyke Hospital site in Falkirk (40 hectares) being reused for residential development, the ex NEC site in West Lothian (29 hectares) being reused for storage and the Oudenarde Hospital site in Perth & Kinross (25 hectares) being reclaimed from derelict to vacant land, prior to new development.

7.5 The new use of sites, or part of sites, that were reclaimed or brought back into use (excluding sites removed for definitional reasons) are shown in table 18. The most common new use for derelict land was residential development, with 34% (109 hectares) of the land reclaimed for this purpose. The second most common new use was the reclaiming of derelict land to vacant status, accounting for 17% and 55 hectares. For urban vacant land, the most common new use was also residential development, with 54% (171 hectares) of the land reused for this purpose. The second most common new use was education, with 9% of urban vacant land reused for this purpose (29 hectares).

**Table 18: Reclaimed derelict land and urban vacant land brought back into use since the previous survey, by new use, 2007<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	8	2	3	-	-	-	8	1	3
Business Class	3	1	3	14	5	21	17	3	24
Community & Health	-	-	-	8	2	8	8	1	8
Defence	-	-	-	-	-	-	-	-	-
Education	2	1	2	29	9	12	32	5	14
Forestry/Woodland	-	-	-	-	-	-	-	-	-
Manufacturing	15	5	11	8	2	12	23	4	23
Mineral Activity	5	2	1	-	-	-	5	1	1
Nature Conservation	-	-	-	-	-	-	-	-	-
Offices	3	1	4	4	1	7	6	1	11
Other General Industry <sup>2</sup>	25	8	13	22	7	31	46	7	44
Passive Open Space	8	2	4	9	3	16	17	3	20
Recreation & Leisure <sup>3</sup>	20	6	8	5	1	7	25	4	15
Residential	109	34	87	171	54	142	280	44	229
Retailing	22	7	18	22	7	17	43	7	35
Storage	31	10	6	3	1	5	34	5	11
Transport	8	2	9	8	2	14	16	2	23
Utility Services	5	2	4	-	-	-	5	1	4
Wholesale Distribution	1	*	1	5	2	2	6	1	3
Vacant Pending New Use	55	17	14	-	-	-	55	9	14
Other	5	2	4	10	3	11	16	2	15
Unknown <sup>4</sup>	1	-	1	-	-	-	1	-	1
<b>Total</b>	<b>324</b>	<b>100</b>	<b>193</b>	<b>318</b>	<b>100</b>	<b>305</b>	<b>642</b>	<b>100</b>	<b>498</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

7.6 Table 19 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 (77%). The source of funding was unknown for 4% of reclaimed land and public sector funding accounted for 10% of reclaimed land. Glasgow City had the greatest area brought back into use by public funding (22 hectares) with a further 14 hectares brought back into use with mixed funding.

7.7 There is some difference in the new use of previously derelict or urban vacant land, depending on the source of funding used to bring about that use. Whilst residential development is the most common new use for land regardless of whether it had private funding only or public/mixed funding, 49% of all new privately funded land re-use was for residential development, compared to only 30% of publicly funded or mixed funded land re-use.

**Table 19: Sources of funding used for derelict land reclaimed and urban vacant land brought back into use since the previous survey, by local authority area, 2007<sup>1</sup>**

Local Authority	Public sector funding (ha)	Private sector funding (ha)	Mixed funding <sup>1</sup> (ha)	Unknown (ha)	None / not applicable (ha)	Total (ha)
Aberdeen City	-	16	-	-	-	16
Aberdeenshire	1	2	-	-	-	3
Angus	3	1	-	-	-	4
Argyll & Bute	-	-	-	22	-	22
Clackmannanshire	1	2	1	-	-	4
Dumfries & Galloway	-	8	-	*	-	8
Dundee City	6	15	4	-	-	25
East Ayrshire	-	4	1	-	-	5
East Dunbartonshire	1	29	-	-	-	30
East Lothian	-	4	-	-	1	6
East Renfrewshire	-	2	-	-	-	2
Edinburgh, City of	2	15	-	-	-	17
Eilean Siar	-	-	-	-	-	-
Falkirk	10	51	-	-	-	61
Fife	*	28	3	1	3	35
Glasgow City	22	47	14	-	*	84
Highland	4	10	5	-	-	19
Inverclyde	*	26	2	-	-	28
Midlothian	*	13	-	-	-	13
Moray	*	1	-	1	-	1
North Ayrshire	-	15	-	-	-	15
North Lanarkshire	4	50	3	-	1	58
Orkney Islands	-	-	-	-	-	-
Perth & Kinross	-	31	-	-	-	31
Renfrewshire	2	24	-	-	-	26
Scottish Borders	-	2	1	1	-	3
Shetland Islands	-	-	-	-	-	-
South Ayrshire	3	12	-	-	-	15
South Lanarkshire	6	28	7	-	-	41
Stirling	-	15	4	-	*	20
West Dunbartonshire	*	16	3	-	-	19
West Lothian	-	32	-	-	-	32
<b>Scotland</b>	<b>67</b>	<b>497</b>	<b>48</b>	<b>24</b>	<b>6</b>	<b>642</b>

1. Mixed public and private sector funding or partnership

**Table 20: Derelict land reclaimed and urban vacant land brought back into use at the Scotland level, 2002-2007<sup>1-3</sup>**

Total Derelict and Urban Vacant Land reclaimed, 2002-2007 (Hectares)	Year of Survey					
	2002	2003	2004	2005	2006	2007
Derelict Land (ha)	293	314	199	458	252	324
<i>Total Sites</i>	<i>177</i>	<i>188</i>	<i>136</i>	<i>195</i>	<i>220</i>	<i>193</i>
Urban Vacant Land (ha)	391	271	286	287	305	318
<i>Total Sites</i>	<i>372</i>	<i>266</i>	<i>248</i>	<i>308</i>	<i>314</i>	<i>305</i>
<b>Total Area Reclaimed (Derelict &amp; Urban Vacant)</b>	<b>684</b>	<b>585</b>	<b>485</b>	<b>745</b>	<b>557</b>	<b>642</b>
<b><i>Total Sites</i></b>	<b><i>549</i></b>	<b><i>454</i></b>	<b><i>384</i></b>	<b><i>503</i></b>	<b><i>534</i></b>	<b><i>498</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 2007, historical data on the reuse of land from the years 2002-2006 was revised to correct any previous errors highlighted during the 2007 survey returns. Further information on this process is available in Annex A.4.

7.8 Table 20 shows the total amount of derelict land reclaimed and urban vacant land reused in each of the past 6 survey years. The amount of derelict land reclaimed has fluctuated during 2002 to 2007, with the lowest amount of 199 hectares reclaimed in 2004 and the highest of 458 hectares the following year in 2005. At 220, the largest number of reclaimed derelict sites occurred in 2006, though the total land reclaimed was lower than 2005 at 252 hectares. On average, 306 hectares of derelict land was reclaimed in each year between 2002 and 2007. After a significant drop in 2003, the amount of urban vacant land reused has gradually increased in the years following. The highest amount of urban vacant land reused occurred in 2002 at 391 hectares, with the lowest happening the following year at 271 hectares. On average, 309 hectares of vacant land was reused each year between 2002 and 2007. Despite the fact that there has been significantly more derelict land than urban vacant land recorded in the SVDLS over the 2002-2007 period, slightly more urban vacant land has been reused on average during this period than derelict land. This is likely to reflect the greater ease with which urban vacant land can be reused as it does not require the amount of land remediation prior to redevelopment as derelict land does.

7.9 Table 21 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 2004/05 financial year were Dundee City, Glasgow City and North Lanarkshire. To date, a total of 68 hectares of formerly derelict and urban vacant land has been removed from the survey with the VDLF making either a partial or full contribution. Dundee City and Glasgow City have both so far reused 27 hectares (across 19 and 18 sites respectively) of formerly derelict and urban vacant land using the fund. Whilst South Lanarkshire was also included in the fund (as of financial year 2006/07), no land as of yet has been recorded as being reused with Vacant and Derelict Land Funds. Any involvement the VDLF has had with existing sites in the 2007 SVDLS (i.e. those not yet removed from the survey) is not recorded in table 21.

**Table 21: 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, 2005-2007<sup>1-3</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	6	4	20	15	27	19
Glasgow City	25	13	3	5	27	18
North Lanarkshire	13	11	1	4	14	15
<b>TOTAL</b>	<b>44</b>	<b>28</b>	<b>24</b>	<b>24</b>	<b>68</b>	<b>52</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 52 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 2007 Vacant and Derelict Land Survey (those not yet removed from the survey) is not recorded in the above table

7.10 Table 22 shows an estimate of the number of properties (both residential and communal) that are situated within 500m of a site reclaimed using the VDLF (either solely or in combination with other funds). Across the 3 councils in the Fund for 2004-2007, 51,266 properties were within 500m of land reclaimed with the involvement of the VDLF. Of those properties, 50% (25,618) were within 500m of 1 reclaimed site, 31% (15,652) were within 500m of 2 reclaimed sites and the remaining 19% (9,996) were within 500m of at least 3 reclaimed sites. To date, the largest number of properties in close proximity to land reclaimed using the fund are located within Dundee City (24,633 properties). North Lanarkshire has 13,637 properties within 500m of land reclaimed using the fund, whilst Glasgow City has 12,996.

7.11 Table 23 shows an estimate of the number of properties (both residential and communal) that are situated within 500m of a site reclaimed using the VDLF (either solely or in combination with other funds), split by deprivation level. Overall, 57% of the 51,266 properties within 500m of land reclaimed using the VDLF were situated within Scotland's 15% most deprived datazones (29,335 properties). The remaining 43% (21,931 properties) were located outwith the 15% most deprived datazones. At the council level, 11,320 or 87% of the properties in close proximity to reclaimed land in Glasgow City were in the 15% most deprived datazones, compared to 50% (12,242 properties) for Dundee City and 42% (5,773 properties) for North Lanarkshire.

**Table 22: Estimate of the number of properties within 500m of at least 1 site reclaimed using the Vacant and Derelict Land Fund (VDLF), 2005-2007<sup>1,2</sup>**

Local Authority	Properties within 500m of land reclaimed using VDLF -			
	1 Site Only	2 Sites Only	3 Sites +	Total
Dundee City <sup>3</sup>	9,803	8,812	6,018	<b>24,633</b>
Glasgow City <sup>3</sup>	6,685	4,706	1,605	<b>12,996</b>
North Lanarkshire	9,130	2,134	2,373	<b>13,637</b>
<b>Total</b>	<b>25,618</b>	<b>15,652</b>	<b>9,996</b>	<b>51,266</b>

1. Properties based on Ordnance Survey 2006 Address Point Data, See Annex Note A.9 for further information.
2. Any involvement the Vacant and Derelict Land Fund has had with existing sites in the 2007 Vacant and Derelict Land Survey (those not yet removed from the survey) is not recorded in the above table.
3. A further estimated 301 properties within South Lanarkshire are located within 500m of a reclaimed site within Glasgow City Boundaries. A further estimated 11 properties within Angus are located within 500m of a reclaimed site within Dundee City Boundaries.

**Table 23: Estimate of the number of properties within 500m of at least 1 site reclaimed using the Vacant and Derelict Land Fund (VDLF), split by deprivation, 2005-2007<sup>1,2,4</sup>**

Local Authority	Properties within 500m of land reclaimed using VDLF -			
	Within 15% Most Deprived Datazones	Outwith 15% most Deprived Datazones	Total	Percent of Properties near remediated land within 15% most deprived datazones
Dundee City <sup>3</sup>	12,242	12,391	24,633	<b>50</b>
Glasgow City <sup>3</sup>	11,320	1,676	12,996	<b>87</b>
North Lanarkshire	5,773	7,864	13,637	<b>42</b>
<b>Total</b>	<b>29,335</b>	<b>21,931</b>	<b>51,266</b>	<b>57</b>

1. Properties based on Ordnance Survey 2006 Address Point Data, See Annex Note A.9 for further information.
2. Any involvement the Vacant and Derelict Land Fund has had with existing sites in the 2007 Vacant and Derelict Land Survey (those not yet removed from the survey) is not recorded in the above table.
3. A further estimated 301 properties within South Lanarkshire are located within 500m of a reclaimed site within Glasgow City Boundaries. A further estimated 11 properties within Angus are located within 500m of a reclaimed site within Dundee City Boundaries.
4. SIMD 2006 results are used to identify datazones within the top 15% most deprived.

## **Annex: Consideration 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 the local authorities' knowledge.

*A.2 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 very important to note that Table 16, 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 (in this case 2006). Sites that have increased in size since the previous survey or those newly identified in 2007 but highlighted as being out of use prior to 2006 are not shown. Similarly, when *part* of a site is brought back into use, that part is detailed in the 'B' data set, and the part not brought back into use remains in the survey 'A' data set.

*A.3 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.4 Changes in Historic Data, 2002-2006.* As each local authority returned their 2007 surveys, work was also undertaken to improve the quality of the data supplied in the previous 2002 to 2006 returns. This process was done to allow for improved time series analysis, of which there is much more in this 2007 publication than there had been prior to 2006. The key aspects of this work included the removal (back to 2002) 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 made in 2007 (for example a site visit in 2007 may have identified that on reflection a vacant site should have been classified as derelict or vice-versa). The outcome of this work produced a notional national SVDLS data set for the years 2002, 2003, 2004, 2005 and 2006. The results of those 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 2001, is shown in Annex Table A overleaf. This data has remained completely unaltered since the 2005 survey publication. Thus care should be taken when comparing 1996-2001 data in Annex Table A to 2002-2006 data shown in this bulletin. The 1996-2001 data has not been revised to correct for any previous errors in data recording.

**Annex Table A: Total Derelict and Urban Vacant land<sup>1</sup> by local authority area, 1996-2001<sup>2,3</sup>**

Local Authority	Total Derelict and Urban Vacant Land Area (ha)					
	1996	1997	1998	1999	2000	2001
Aberdeen City	190	184	184	139	129	152
Aberdeenshire	190	191	152	152	145	143
Angus	387	373	379	254	213	215
Argyll & Bute	64	55	46	46	45	45
Clackmannanshire	71	57	64	63	57	55
Dumfries & Galloway	365	371	372	364	361	364
Dundee City	282	279	288	254	254	259
East Ayrshire	564	564	568	477	441	426
East Dunbartonshire	109	113	109	100	86	86
East Lothian	261	250	236	106	139	134
East Renfrewshire	50	54	42	37	33	32
Edinburgh, City of	154	145	143	122	162	167
Eilean Siar	16	13	13	11	11	11
Falkirk	395	372	226	196	196	248
Fife	767	754	948	975	767	665
Glasgow City	1,617	1,580	1,581	1,558	1,476	1,392
Highland	813	813	813	813	813	813
Inverclyde	131	122	124	123	126	132
Midlothian	458	424	392	394	382	294
Moray	41	41	41	41	41	41
North Ayrshire	366	387	378	409	391	418
North Lanarkshire	2,757	2,366	1,957	2,021	2,021	1,938
Orkney Islands	25	25	23	38	26	22
Perth & Kinross	94	98	132	149	139	106
Renfrewshire	347	259	421	413	400	428
Scottish Borders	76	90	87	79	79	69
Shetland Islands	-	-	-	-	-	-
South Ayrshire	111	133	152	152	164	156
South Lanarkshire	747	684	662	689	702	686
Stirling	173	173	161	219	210	200
West Dunbartonshire	214	230	243	230	225	216
West Lothian	1,100	1,100	1,100	809	809	496
<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>

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 2002-2007 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 reporting errors.

*A.5 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.6 Settlements of population 2,000 and over cut-off.* 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. 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 under 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, 2007<sup>1,2</sup>**

Local Authority	Vacant Land in Settlements of under 2,000 in population	
	Area (ha)	No. of Sites
Aberdeenshire	38	10
Angus	-	-
East Ayrshire	20	7
East Dunbartonshire	-	-
East Lothian	-	-
Edinburgh, City of	18	7
Falkirk	1	1
Fife	5	4
Highland	*	1
Inverclyde	-	-
Midlothian	-	-
Moray	2	6
North Ayrshire	17	16
North Lanarkshire	1	2
Perth & Kinross	27	3
Scottish Borders	22	5
South Ayrshire	5	5
South Lanarkshire	5	9
Stirling	1	2
West Dunbartonshire	-	-
West Lothian	-	-
<b>Scotland</b>	<b>162</b>	<b>78</b>

1. Figures may not sum due to rounding.

2. Local Authorities represented by a dash '-' in the above table have surveyed for vacant land within settlements of under 2,000 in population but have not found any sites to include in the survey.

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 have either not surveyed any settlement under 2,000 in population for vacant land (i.e. Argyll & Bute & Dumfries & Galloway) or do not contain any settlements of under 2,000 in population according to local plans (i.e. Aberdeen City and Glasgow City).

It is estimated that in total 12,743 hectares of land within settlements of under 2,000 in population were surveyed for vacant land in Scotland during 2007. From this area, local authorities reported a total of 162 hectares of vacant land across 78 sites. Aberdeenshire had the highest amount of reported land within settlements of under 2,000 in population, with 38 hectares across 10 sites.

Of the 76 sites (118 hectares) of vacant land in settlements of under 2,000 in population reported in 2006, 7 sites (3 hectares in total) were brought back into productive use in 2007. A further 5 sites (4 hectares) were removed for definitional reasons.

**Annex Table C: Derelict Land as a percentage of total area by local authority area, 2007<sup>1,2</sup>**

<b>Local Authority</b>	<b>Total Derelict Land (ha)</b>	<b>Total Area (ha)<sup>3</sup></b>	<b>% Total Area Derelict</b>
Aberdeen City	28	18,576	0.15
Aberdeenshire	51	631,259	0.01
Angus	111	218,178	0.05
Argyll & Bute	9	690,899	0.00
Clackmannanshire	45	15,864	0.28
Dumfries & Galloway	211	642,601	0.03
Dundee City	42	5,983	0.69
East Ayrshire	278	126,216	0.22
East Dunbartonshire	57	17,461	0.33
East Lothian	59	67,918	0.09
East Renfrewshire	36	17,379	0.21
Edinburgh, City of	103	26,373	0.39
Eilean Siar	1	307,094	0.00
Falkirk	90	29,737	0.30
Fife	758	132,486	0.57
Glasgow City	699	17,549	3.98
Highland	936	2,565,934	0.04
Inverclyde	26	16,046	0.16
Midlothian	267	35,369	0.76
Moray	7	223,756	0.00
North Ayrshire	406	88,539	0.46
North Lanarkshire	1,055	46,981	2.25
Orkney Islands	9	98,990	0.01
Perth & Kinross	56	528,581	0.01
Renfrewshire	768	26,109	2.94
Scottish Borders	103	473,176	0.02
Shetland Islands	7	146,648	0.00
South Ayrshire	100	122,199	0.08
South Lanarkshire	377	177,193	0.21
Stirling	141	218,735	0.06
West Dunbartonshire	176	15,890	1.10
West Lothian	567	42,733	1.33
<b>Scotland</b>	<b>7,580</b>	<b>7,792,452</b>	<b>0.10</b>

1. Figures may not sum due to rounding.

2. A partial survey was completed for Highland – See Annex A.11

3. Land areas used to calculate the percentage of councils that are derelict were Standard Area Measurements as supplied by Ordnance Survey. This is the area to Mean High Water less inland water. The area measurements are a definitive set derived from boundaries maintained by Ordnance Survey and Ordnance Survey of Northern Ireland. The current measurements may differ from those published previously in tables, publications, or other statistical outputs, even allowing for boundary changes or changes to the physical structure of the land because of improvements in the source of data. Figures presented for area are for census day, 29<sup>th</sup> April, 2001.

*A.7 Estimate of the proportion of local authority population living within a defined distance of a Derelict Site.* Tables 7 and 8 in the main publication show estimates by local authority of the percentage of their population living within various distances of derelict land. For Table 7 (using 2007 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 8 followed the same procedure with regard to 'estimating' site boundaries. The second part of Table 8 estimates the proportion of local authority population living in close proximity to land that has been derelict prior to 1991 (i.e. derelict for at least 16 years). In this instance, only derelict sites which were either identified by local authorities as being derelict prior to 1991 or, (where length of time derelict is unknown) where the first site inspection occurred prior to 1991, are included.

To measure the proportion of each local authority 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 Ordnance Survey's 2006 Address-Point data set. Average household size figures were calculated by dividing General Register of Scotland (GROS) census population by census household counts at the Census Output Area (COA) level. All records in Address-Point 2006 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 GROS's geographic index dataset by way of Royal Mail's 2006 Postcode Index File).

To ensure consistency with previously published population estimates, the latest available small-area estimates of population by GROS (in this case datazones for 2006) were used as a control factor on the calculated household size figures. For each property in the Address-Point 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 27.3% of the population of Scotland live within 500m of a derelict site in 2007. All the data published in Tables 7 and 8 on proximity will also be available at the datazone level on the Scottish Neighbourhood Statistics website at <http://www.sns.gov.uk/>. The website will be updated with these results at the next data update, following the publication of this bulletin.

*A.8 Scottish Index of Multiple Deprivation (SIMD 2006) and Derelict/Urban Vacant land.* Table 9 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 2006 Scottish Index of Multiple Deprivation Project (the results of which were published in October 2006). The SIMD 2006 project identifies small area concentrations of multiple deprivation across all of Scotland. It contains 37 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 2006 project can be found on the Scottish Government's web page at - <http://www.scotland.gov.uk/Topics/Statistics/SIMD/Overview>

*A.9 Sites reused with the Vacant and Derelict Land Fund.* Tables 22 and 23 provide an estimate of the number of properties within 500m of a site reclaimed using the Scottish Government's Vacant and Derelict Land Fund (VDLF). To calculate this data, each of the 52 sites reclaimed to date had a buffer zone based on the area of those sites plus 500m drawn around the grid co-ordinate points supplied for that site. Using GIS and the Address-Point based dataset (described in Annex Section A.7) every property (both residential and communal) that falls within the overall buffer zone of a reclaimed site was identified. These properties were then aggregated up to give a total figure for each of the 3 VDLF local authorities. Further analysis was then also run to identify whether properties fall within more than 1 overall buffer zone (hence were in close proximity to more than 1 reclaimed site (table 22)) and whether properties were located within a datazone that SIMD 2006 identified as being in the 15% most deprived in Scotland (table 23).

*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 2002-2006 (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 (which themselves were reviewed and revised 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, 108 hectares of land were removed from the survey for definitional reasons.

**Annex Table D: Sites removed for definitional reasons, by local authority area, 2007<sup>1</sup>**

Local Authority	Derelict Land		Urban Vacant Land		Total Derelict and Urban Vacant Land	
	Area (ha)	No. of Sites	Area (ha)	No. of Sites	Area (ha)	No. of Sites
Aberdeen City	4	4	23	8	26	12
Aberdeenshire	1	2	2	2	3	4
Argyll & Bute	1	2	20	7	21	9
Dundee City	-	-	3	1	3	1
Falkirk	-	-	4	1	4	1
Fife	1	1	3	2	4	3
Glasgow City	-	-	3	*	3	*
Highland	6	14	10	11	16	25
North Ayrshire	*	1	1	1	1	2
North Lanarkshire	*	1	*	1	*	2
Perth & Kinross	*	1	-	-	*	1
Renfrewshire	24	1	1	2	25	3
South Lanarkshire	-	-	*	1	*	1
Stirling	-	-	1	2	1	2
<b>Scotland</b>	<b>36</b>	<b>27</b>	<b>72</b>	<b>39</b>	<b>108</b>	<b>66</b>

1. Figures may not sum due to rounding.

*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 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 the outer rural parts of Highland council were brought forward as the best possible estimate for 2007.

*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.scotland.gov.uk/Topics/Statistics/Browse/Planning/SVDLSSiteRegister>. Copies can also be sent out by contacting Communities Analytical Services Division on 0131 244 0439. Information from this data was used to construct Map 1 (shown on page 10 of this bulletin) which plots derelict sites in the central belt area of Scotland.

## Local authority participation

*A.13 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 year's 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, 1996-2007**

Local Authority	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
Aberdeen City			x				x					
Aberdeenshire									x			
Angus												
Argyll & Bute				x				x	x			
Clackmannanshire												
Dumfries & Galloway	x											
Dundee City		x			x							
East Ayrshire	x	x	1									
East Dunbartonshire												
East Lothian												
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
Inverclyde												
Midlothian	x											
Moray		x	x	x		x		x				
North Ayrshire							x					
North Lanarkshire												
Orkney Islands												
Perth & Kinross												
Renfrewshire												
Scottish Borders					x			x	x	x		
Shetland Islands								x				
South Ayrshire				x					x			
South Lanarkshire											x	
Stirling		x										
West Dunbartonshire												
West Lothian	x	x	x		x							

1. Only the SVDLS-A data file was provided.

2. See Annex Section A.11



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ISSN 0264-1143

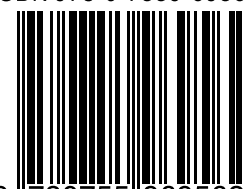
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ISBN 978-0-7559-6956-2

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ISBN 978-0-7559-6956-2



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