

Statistical Bulletin

Planning Series

A National Statistics Publication for Scotland



PLG/2013/1

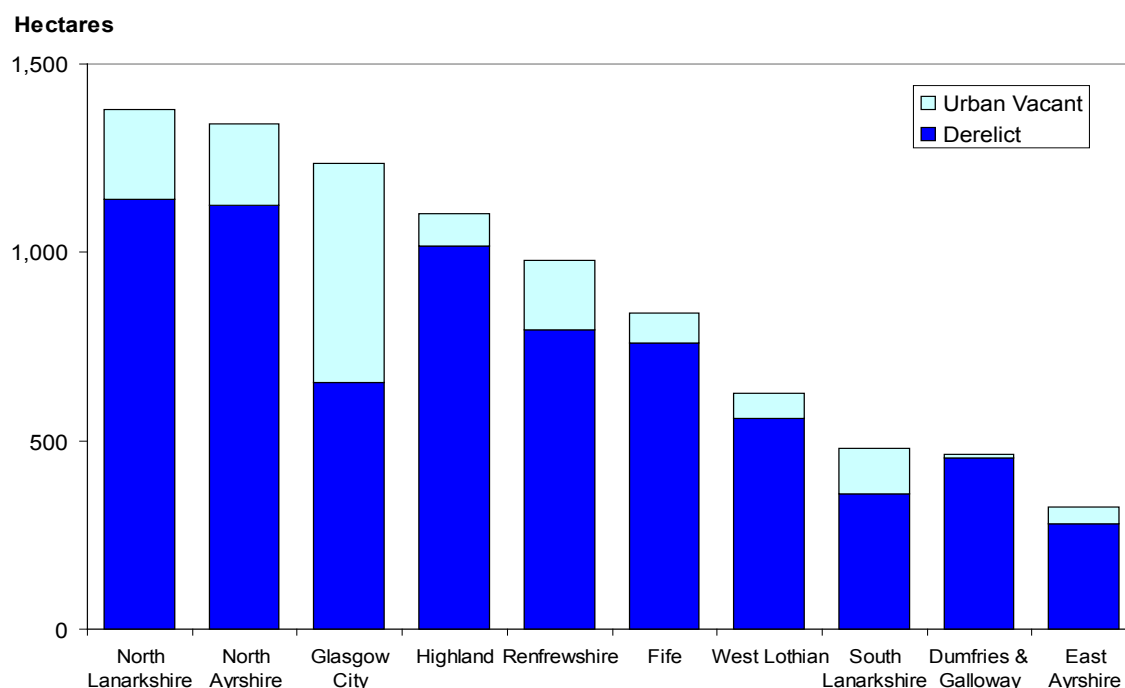
Published January 2013

Scottish Vacant and Derelict Land Survey 2012

1 Background to the Survey

1.1 This bulletin presents a summary of results from the 2012 Scottish Vacant and Derelict Land Survey (SVDLS). It is the 21st 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.

Chart 1: Local Authorities with the highest amount of Derelict and Urban Vacant land, 2012¹



1. Data for Highland is carried over from the 2011 survey. A partial survey was completed – See Annex A.11.

1.2 The SVDLS statistics report on the extent and state of urban vacant and derelict land in Scotland and the amount of land that has been reclaimed on an annual basis. The main purpose of the statistics is to provide the evidence base for monitoring the extent and state of urban vacant and derelict land, the remediation of vacant and derelict land and progress in bringing it into re-use to inform the programming of rehabilitation, planning and reuse of urban vacant and derelict sites. The statistics are used by the Scottish Government to allocate and monitor the impact of the Vacant and Derelict Land Fund. The VDLF is one of three elements of the Capital Investment Fund which provides support for physical development such as land remediation, enabling infrastructure, and support for town centres. Other uses of the statistics by Scottish Government and other stakeholders are published at <http://www.scotland.gov.uk/Topics/Statistics/Browse/Planning/DataUses>

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

1.4 During the collection of the 2012 survey, previous survey returns for the years 2006 to 2011 were revised to remove sites that had been taken out of the survey for definitional reasons. There were 52 sites (64 hectares) that were removed for definitional reasons in the 2012 survey. Revised data received from local authorities for the period 2006-2011 highlighted in the 2012 survey returns has also been included in this publication. This process allows for improved time series analysis within this bulletin. Further information is available in section A4 of the Annex, along with unrevised historical data for 1996 to 2005.

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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.

'n/a' indicates data that is not available.

Availability of the bulletin

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

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

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

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

2 Summary

2.1 The following main points emerge from the 2012 survey:

- There were 10,984 hectares of derelict and urban vacant land recorded in the 2012 survey, of which 2,441 hectares (22%) were classified as urban vacant and 8,543 hectares were classified as derelict (78%).
- Since 2006, there has been a decrease of 298 hectares in the total amount of derelict and urban vacant land recorded in the survey, from 11,282 hectares in 2006 to 10,984 hectares in 2012.
- Since 2006, an average of 422 hectares of derelict and urban vacant land was brought back into use each year. The 2012 survey recorded 285 hectares of derelict and urban vacant land being brought back into use since 2011.
- The local authority with the highest amount of recorded derelict and urban vacant land is North Lanarkshire, containing 1,379 hectares (13% of Scotland total). North Ayrshire has the second highest amount with 1,342 hectares (12%) Glasgow is third with 1,235 hectares (11%), followed by Highland with 1,104 hectares (10%).

2.2 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. Annex Table E records local authority annual participation in the survey each year. 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. In 2012, we did not receive data from Highland and so the latest 2011 data has been used as an estimate within 2012 totals.

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

2.4 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.

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

2.6 Table 1 shows that in 2012 there were 10,984 hectares of derelict and urban vacant land, of which 78% was classified as derelict (8,543 hectares). Six councils (North Lanarkshire, North Ayrshire, Glasgow City, Highland, Renfrewshire and Fife) together contain 63% of all recorded derelict and urban vacant land.

2.7 4,014 sites were recorded in the 2012 survey. The 11 largest sites in Scotland collectively account for 26% of all recorded derelict and urban vacant land. Those 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), the Ardeer sites in North Ayrshire (574 hectares) and a former opencast site by Kinglassie in Fife (305 hectares). As an aside, the 200-hectare former airbase at Edzell, Aberdeenshire appears in this bulletin, but only in annex B, given that it is a vacant site in a small settlement.

2.8 From 2011 urban vacant and derelict land within the Loch Lomond and Trossachs National Park Authority (LLTNP) is separately identified. Previously sites within the national park boundaries were recorded within the relevant local authority boundary. Therefore the amount of vacant and derelict land within Argyll and Bute, Perth and Kinross, Stirling and West Dunbartonshire local authorities for 2011 and 2012 is not directly comparable with that for years prior to this, as those sites falling within the LLTNP are separately identified in 2011 and 2012.

Table 1: Derelict and Urban Vacant land by local authority area, 2012¹

Local Authority	Derelict Land			Urban Vacant Land			Total Derelict and Urban Vacant Land		
	Area (ha)	% of Derelict Land (by Area) ²	No. of Sites	Area (ha)	% of Urban Vacant Land (by Area) ²	No. of Sites	Area (ha)	% of Total V&D Land (by Area) ²	No. of Sites
Aberdeen City	26	*	31	27	1	17	53	*	48
Aberdeenshire	35	*	21	48	2	33	83	1	54
Angus	123	1	32	49	2	19	172	2	51
Argyll & Bute ⁴	9	*	11	26	1	27	35	*	38
Clackmannanshire	11	*	7	10	*	7	21	*	14
Dumfries & Galloway	455	5	39	9	*	12	464	4	51
Dundee City	14	*	15	172	7	168	187	2	183
East Ayrshire	280	3	75	46	2	48	325	3	123
East Dunbartonshire	77	1	17	12	*	13	89	1	30
East Lothian	38	*	24	5	*	10	42	*	34
East Renfrewshire	40	*	29	15	1	13	55	1	42
Edinburgh, City of	110	1	40	93	4	52	203	2	92
Eilean Siar	1	*	4	9	*	5	10	*	9
Falkirk ⁵	79	1	28	60	2	44	139	1	72
Fife	759	9	144	80	3	54	838	8	198
Glasgow City	656	8	307	580	24	604	1,235	11	911
Highland ³	1,017	12	144	87	4	107	1,104	10	251
Inverclyde	24	*	28	117	5	88	141	1	116
Loch Lomond & the Trossachs ⁴	22	*	12	7	*	7	29	*	19
Midlothian	253	3	67	17	1	11	270	2	78
Moray	2	*	4	19	1	23	21	*	27
North Ayrshire	1,125	13	139	217	9	123	1,342	12	262
North Lanarkshire	1,142	13	314	237	10	149	1,379	13	463
Orkney Islands	44	1	13	1	*	4	45	*	17
Perth & Kinross ⁴	39	*	35	9	*	10	48	*	45
Renfrewshire	794	9	44	185	8	137	979	9	181
Scottish Borders	58	1	71	30	1	22	88	1	93
Shetland Islands	7	*	7	2	*	3	8	*	10
South Ayrshire	70	1	23	29	1	20	99	1	43
South Lanarkshire	358	4	114	122	5	126	480	4	240
Stirling ⁴	137	2	22	40	2	30	177	2	52
West Dunbartonshire ⁴	179	2	72	18	1	16	196	2	88
West Lothian	559	7	58	66	3	21	625	6	79
Scotland^{3,5}	8,543	100	1,991	2,441	100	2,023	10,984	100	4,014

1. Figures may not sum due to rounding.
2. As a percentage of the total vacant/derelict land recorded in Scotland.
3. Data from Highland is carried over from the 2011 survey. A partial survey was completed – See Annex A.11.
4. From 2011 LLTNP took responsibility for surveying vacant and derelict land within the park boundaries. These sites are no longer recorded in Argyll & Bute, Perth & Kinross, Stirling and West Dunbartonshire local authority boundaries, and are separately identifiable as LLTNP from 2011. Prior to 2011, these sites were classified within the relevant local authority boundary.
5. There are a further 7 urban vacant sites (6 hectares) in Falkirk that although included in the register are not included in this analysis. These will be included in future.

2.9 The distribution of derelict and urban vacant land located within National Parks is shown in Table 2.

2.10 Table 2 shows that there are 49 hectares of urban vacant and derelict land located within Scotland's National Parks (20 hectares in Cairngorms and 29 hectares in Loch Lomond and The Trossachs).

Table 2: Derelict and Urban Vacant land located within Scotland's National Parks, 2012¹

National Park	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
Cairngorms	17	42	10	3	31	5	20	40	15
Loch Lomond & the Trossachs	22	58	12	7	69	7	29	60	19
National Park	39	100	22	10	100	12	49	100	34

1. Figures may not sum due to rounding.

2.11 Table 3 shows the area of recorded derelict and urban vacant land in the years 2006-2012. It should be noted that a small number of councils did not participate in every survey during those years. In these cases, the previous years' data is rolled forward until new data becomes available. Details of participation in the survey is available in annex A.14

2.12 The period covered by the most recent survey (2012) showed a net decrease of 114 hectares in Scotland's total amount of derelict and urban vacant land, from 11,098 hectares in 2011 to 10,984 hectares in 2012. This follows a decrease of 19 hectares in derelict and urban vacant land recorded in 2011.

2.13 Overall, the total amount of derelict and urban vacant land in Scotland has shown a net decrease of 3% since 2006 (from 11,282 hectares in 2006 to 10,984 hectares in 2012). This net change is caused by the rehabilitation and reuse of some sites and others becoming vacant or derelict, illustrated by the figures in Tables 16 and 20. The change in the recorded amount of derelict and urban vacant land during 2006-2012 is much more varied by council. 21 councils had decreases in levels of recorded derelict and urban vacant land, including Argyll & Bute (down 57%), Perth & Kinross (down 46%), East Lothian (down 40%) and Clackmannanshire (down 39%). 11 councils have more recorded derelict and urban vacant land in 2012 than they did in 2006. This includes Scottish Borders (up 59%), North Ayrshire (up 13%) and Inverclyde (up 12%). Percentage changes for some councils are volatile due to there being only a small base of recorded land in 2006.

Table 3: Total Derelict and Urban Vacant land by local authority area, 2006-2012^{1,2,3}

Local Authority	Total Derelict and Urban Vacant Land Area (ha)							% Change 2006-2012 ⁵
	2006	2007	2008	2009	2010	2011	2012	
Aberdeen City	78	63	53	57	59	50	53	-32%
Aberdeenshire	78	91	91	66	66	81	83	6%
Angus	161	166	165	164	171	168	172	6%
Argyll & Bute ⁴	81	60	40	34	30	29	35	-57%
Clackmannanshire	34	30	38	32	28	29	21	-39%
Dumfries & Galloway	474	465	456	466	461	461	464	-2%
Dundee City	234	219	206	211	225	198	187	-20%
East Ayrshire	323	319	319	329	329	325	325	1%
East Dunbartonshire	115	85	77	70	69	62	89	-23%
East Lothian	71	62	62	63	63	60	42	-40%
East Renfrewshire	57	56	54	53	55	55	55	-4%
Edinburgh, City of	194	204	220	224	216	218	203	5%
Eilean Siar	11	11	11	11	10	10	10	-7%
Falkirk ⁶	208	147	141	156	140	140	139	-33%
Fife	882	857	834	825	819	860	838	-5%
Glasgow City	1,286	1,267	1,327	1,350	1,324	1,303	1,235	-4%
Highland	1,071	1,056	1,051	1,037	1,102	1,104	1,104	3%
Inverclyde	125	106	126	122	122	124	141	12%
Loch Lomond & the Trossachs ⁴	n/a	n/a	n/a	n/a	n/a	31	29	n/a
Midlothian	305	288	282	280	274	272	270	-12%
Moray	34	33	33	32	32	24	21	-38%
North Ayrshire	1,190	1,279	1,300	1,322	1,318	1,350	1,342	13%
North Lanarkshire	1,362	1,356	1,353	1,473	1,445	1,427	1,379	1%
Orkney Islands	42	42	41	41	44	45	45	7%
Perth & Kinross ⁴	88	78	40	51	49	48	48	-46%
Renfrewshire	959	950	940	962	963	955	979	2%
Scottish Borders	55	108	89	100	90	87	88	59%
Shetland Islands	9	9	9	9	9	9	8	-12%
South Ayrshire	135	123	114	87	95	96	99	-27%
South Lanarkshire	538	523	524	520	511	484	480	-11%
Stirling ⁴	182	166	164	169	170	170	177	-2%
West Dunbartonshire ⁴	241	226	223	216	207	198	196	-19%
West Lothian	657	632	622	624	624	625	625	-5%
Scotland⁶	11,282	11,079	11,006	11,157	11,117	11,098	10,984	-3%

1. Figures may not sum due to rounding.
2. See Annex Table E for details of council participation in different years.
3. During 2012, historical data for the years 2006-2011 were revised to remove sites that had been taken out of the survey for definitional reasons and to correct any revisions to the data highlighted in the 2012 survey returns. Further information on this process is available in the Annex along with un-amended historical data for the survey years of 1996-2005.
4. From 2011 LLTNP took responsibility for surveying vacant and derelict land within the park boundaries. These sites are no longer recorded in Argyll & Bute, Perth & Kinross, Stirling and West Dunbartonshire local authority boundaries, and are separately identifiable as LLTNP from 2011. Prior to 2011, these sites were classified within the relevant local authority boundary.
5. Previous SVDLS bulletins have used different base years for percentage change and so these percentages should not be compared with those in previous bulletins.
6. There are a further 7 urban vacant sites (6 hectares) in Falkirk that although included in the register are not included in this analysis. These will be included in future.

3 Derelict Land: Levels and Location

3.1 This section focuses exclusively on derelict land, its levels over the past 7 years and its location within Scotland. As previously stated, derelict land is land which has been so damaged by development, that it is incapable of development for beneficial use without rehabilitation. The land must currently not be used for the purpose for which it is held or a use acceptable in the local plan. Land also qualifies as derelict if it has an un-remedied previous use which could constrain future development.

Table 4 : Total Derelict land by local authority area, 2006-2012^{1,2,3}

Local Authority	Total Derelict land Area (ha)							% Change 2006-2012 ⁵
	2006	2007	2008	2009	2010	2011	2012	
Aberdeen City	26	27	30	29	20	20	26	0%
Aberdeenshire	51	51	51	38	37	35	35	-32%
Angus	114	111	113	112	118	118	123	8%
Argyll & Bute ⁴	6	7	7	6	9	9	9	48%
Clackmannanshire	12	11	11	11	11	14	11	-9%
Dumfries & Galloway	460	453	445	452	448	449	455	-1%
Dundee City	42	42	42	40	37	14	14	-65%
East Ayrshire	284	282	282	282	282	280	280	-1%
East Dunbartonshire	87	57	57	55	55	48	77	-11%
East Lothian	64	58	58	58	58	54	38	-41%
East Renfrewshire	38	36	36	37	37	38	40	4%
Edinburgh, City of	109	121	124	130	121	123	110	1%
Eilean Siar	1	1	1	1	1	1	1	0%
Falkirk	111	97	93	90	75	79	79	-28%
Fife	772	770	737	742	741	777	759	-2%
Glasgow City	691	698	722	718	691	668	656	-5%
Highland	922	939	949	943	1,016	1,017	1,017	10%
Inverclyde	40	26	24	24	24	25	24	-41%
Loch Lomond & the Trossachs ⁴	n/a	n/a	n/a	n/a	n/a	23	22	n/a
Midlothian	279	267	261	260	259	255	253	-9%
Moray	7	7	7	7	3	2	2	-71%
North Ayrshire	996	1,071	1,099	1,120	1,120	1,131	1,125	13%
North Lanarkshire	1,058	1,072	1,083	1,142	1,130	1,150	1,142	8%
Orkney Islands	40	40	40	40	42	44	44	8%
Perth & Kinross ⁴	70	55	30	40	38	40	39	-44%
Renfrewshire	764	767	763	767	765	766	794	4%
Scottish Borders	49	93	75	70	62	58	58	19%
Shetland Islands	7	7	7	7	7	7	7	0%
South Ayrshire	117	106	100	73	71	70	70	-40%
South Lanarkshire	416	402	386	387	387	378	358	-14%
Stirling ⁴	154	141	139	138	138	136	137	-11%
West Dunbartonshire ⁴	211	199	196	195	187	180	179	-15%
West Lothian	599	569	557	558	558	559	559	-7%
Scotland	8,598	8,586	8,526	8,571	8,548	8,566	8,543	-1%

1. Figures may not sum due to rounding.
2. See Annex Table E for details of council participation in different years.
3. During 2012, historical data for the years 2006-2011 were revised to remove sites that had been taken out of the survey for definitional reasons and to correct any revisions to the data highlighted in the 2012 survey returns. Further information on this process is available in the Annex along with un-amended historical data for the survey years of 1996-2005.
4. From 2011 LLTNP took responsibility for surveying vacant and derelict land within the park boundaries. These sites are no longer recorded in Argyll & Bute, Perth & Kinross, Stirling and West Dunbartonshire local authority boundaries, and are separately identifiable as LLTNP from 2011. Prior to 2011, these sites were classified within the relevant local authority boundary.
5. Previous SVDLS bulletins have used different base years for percentage change and so these percentages should not be compared with those in previous bulletins.

3.2 Table 4 shows the area of recorded derelict land in the years 2006-2012, split by local authority. It should be noted that a small number of councils did not participate in every survey between 2006 and 2012. In these cases, previous years' data is rolled forward until new data becomes available.

3.3 Overall, the total amount of derelict land has shown a net decrease of 55 hectares (1%), from 8,598 hectares in 2006 to 8,543 hectares by 2012. Some councils have seen large percentage decreases (Dundee City, down 65%) whereas others have seen increases in levels of derelict land (Scottish Borders, up 19%). Some of the larger percentage changes for certain councils (for example Moray and Argyll & Bute) are due to there only being a small base of recorded land in 2006.

3.4 The six councils recording the highest amount of derelict land are North Lanarkshire (1,142 ha) North Ayrshire (1,125 ha), Highland (1,017 ha), Renfrewshire (794 ha), Fife (759 ha), and Glasgow City (656 ha). Together these councils account for 64% of all derelict land recorded in 2012.

3.5 Out of these 6 councils, North Ayrshire has had the most obvious increase in its amount of derelict land since 2006, from 996 hectares in 2006 to 1,125 hectares in 2012 (up 13%). Highland increased from 922 hectares to 1,017 hectares (up 10%), North Lanarkshire increased from 1,058 hectares to 1,142 hectares (up 8%), Renfrewshire increased from 764 hectares to 794 hectares (up 4%). The amount of derelict land in Glasgow City decreased from 691 hectares to 656 hectares (down 5%). Fife also decreased from 772 hectares to 759 hectares (down 2%).

3.6 Table 5 shows the number, location and average size of derelict sites by local authority in 2012. The average size of a derelict site in Scotland is 4.3 hectares. 76% of all Scotland's derelict sites are found within a settlement. The remaining 24% 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 is 10.7 hectares, whereas the average size of a settlement-based derelict site is only 2.2 hectares. 5,194 hectares of derelict *land* is currently located within the countryside. This is 61% of total derelict land in Scotland, whereas the remaining 39% (3,349 hectares) is located within a settlement. It is notable that the 708 hectare former Royal Ordnance site in Renfrewshire increases the average size of countryside sites by 13%, and without it they would average 9.2 hectares.

3.7 Glasgow City has the largest number of settlement-based derelict *sites* with 301 recorded in 2012. North Lanarkshire has the highest amount of derelict *land* recorded within settlements in 2012 (690 hectares). This accounts for 21% of all settlement-based derelict land.

3.8 North Lanarkshire has the largest number of countryside-based derelict *sites* with 75 recorded in 2012. Highland, North Ayrshire and Renfrewshire collectively account for 45% of all countryside-based derelict land. This is due mainly to the presence of some very large derelict sites, namely the Fearn/Fendom Airfields in Highland (collectively 681 hectares) the Ardeer sites in North Ayrshire (574 hectares) and the Bishopton site in Renfrewshire (708 hectares).

Table 5: Location of Derelict sites by local authority and average site size, 2012^{1,2,3}

Local Authority	In a Settlement					In the Countryside					All Derelict Land		
	Area (ha)	% of LA's sites in settlements (by Area)	No of Sites	Average Site Size	% of Scottish sites in settlements (by Area) ⁴	Area (ha)	% of LA's sites in the Countryside (by Area)	No of Sites	Average Site Size	% of Scottish sites in the Countryside (by Area) ⁵	Area (ha)	No of Sites	Average Site Size
Aberdeen City	25	96	30	0.8	1	1	4	1	1.1	*	26	31	0.8
Aberdeenshire	21	61	19	1.1	1	13	39	2	6.7	*	35	21	1.6
Angus	28	23	14	2.0	1	95	77	18	5.3	2	123	32	3.9
Argyll & Bute ⁶	9	100	11	0.8	*	-	-	-	-	-	9	11	0.8
Clackmannanshire	11	100	7	1.6	*	-	-	-	-	-	11	7	1.6
Dumfries & Galloway	31	7	27	1.2	1	424	93	12	35.3	8	455	39	11.7
Dundee City	14	100	15	1.0	*	-	-	-	-	-	14	15	1.0
East Ayrshire	64	23	43	1.5	2	216	77	32	6.7	4	280	75	3.7
East Dunbartonshire	36	47	11	3.3	1	41	53	6	6.8	1	77	17	4.5
East Lothian	8	22	9	0.9	*	29	78	15	2.0	1	38	24	1.6
East Renfrewshire	37	93	26	1.4	1	3	7	3	1.0	*	40	29	1.4
Edinburgh, City of	108	98	39	2.8	3	2	2	1	1.8	*	110	40	2.8
Eilean Siar	1	100	4	0.3	*	-	-	-	-	-	1	4	0.3
Falkirk	22	28	13	1.7	1	57	72	15	3.8	1	79	28	2.8
Fife	220	29	91	2.4	7	538	71	53	10.2	10	759	144	5.3
Glasgow City	612	93	301	2.0	18	44	7	6	7.3	1	656	307	2.1
Highland ²	205	20	108	1.9	6	812	80	36	22.6	16	1,017	144	7.1
Inverclyde	22	94	27	0.8	1	1	6	1	1.4	*	24	28	0.8
Loch Lomond & the Trossachs ⁶	22	100	12	1.9	1	-	-	-	-	-	22	12	1.9
Midlothian	15	6	16	0.9	*	238	94	51	4.7	5	253	67	3.8
Moray	2	100	4	0.5	*	-	-	-	-	-	2	4	0.5
North Ayrshire	332	30	92	3.6	10	793	70	47	16.9	15	1,125	139	8.1
North Lanarkshire	690	60	239	2.9	21	452	40	75	6.0	9	1,142	314	3.6
Orkney Islands	9	20	10	0.9	*	35	80	3	11.7	1	44	13	3.4
Perth & Kinross ⁶	29	74	28	1.0	1	10	26	7	1.5	*	39	35	1.1
Renfrewshire	68	9	40	1.7	2	727	91	4	181.6	14	794	44	18.0
Scottish Borders	40	68	61	0.7	1	19	32	10	1.9	*	58	71	0.8
Shetland Islands	1	8	1	0.5	*	6	92	6	1.0	*	7	7	0.9
South Ayrshire	69	99	22	3.1	2	1	1	1	0.8	*	70	23	3.0
South Lanarkshire	145	41	77	1.9	4	213	59	37	5.8	4	358	114	3.1
Stirling ⁶	25	18	12	2.1	1	112	82	10	11.2	2	137	22	6.2
West Dunbartonshire ⁶	179	100	72	2.5	5	-	-	-	-	-	179	72	2.5
West Lothian	247	44	24	10.3	7	312	56	34	9.2	6	559	58	9.6
Scotland²	3,349	39	1,505	2.2	100	5,194	61	486	10.7	100	8,543	1,991	4.3

1. Figures may not sum due to rounding.

2. Data for Highland is carried over from the 2011 survey. A partial survey was completed – See Annex A.11.

3. Settlements as defined by Local Authorities in their latest council approved local plans (see Annex Section A.5).

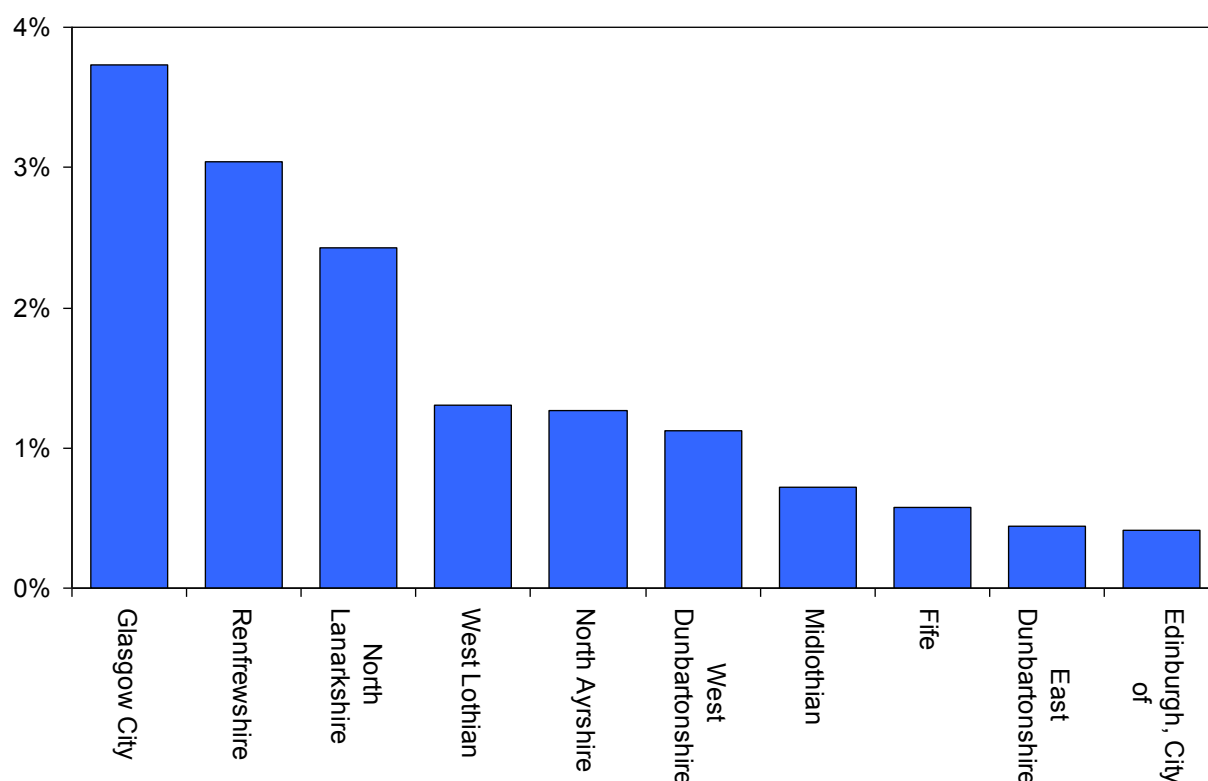
4. As a percentage of the total amount of derelict land that is within a settlement in Scotland.

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

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

3.10 Chart 2 shows the ten councils with the most derelict land in relation to the size of their administrative area. The figures for all councils can be found in Table C in the annex. Approximately 3.7% of Glasgow City's total land area is derelict. The comparative figures for the next highest councils are 3.0% in Renfrewshire, 2.4% in North Lanarkshire, 1.3% in West Lothian, 1.3% in North Ayrshire and 1.1% in West Dunbartonshire. Across Scotland as a whole, slightly more than 0.1% of all land is derelict.

Chart 2: Local Authorities with the highest amount of Derelict land as a percentage of local authority administrative area, 2012



3.11 Table 6 shows the characteristics of derelict land in Scotland during 2012. Of the 1,991 derelict sites recorded in the 2012 survey 1,468 (74%) were given a characteristic. In terms of land the response rate is higher, with 6,533 out of 8,543 hectares of derelict land classified by characteristic (76%).

3.12 Table 6 also shows the variation in the characteristics of derelict land (for the 76% of land that has been classified by characteristic). 31% of this derelict land (2,046 hectares and 193 sites) is recorded as having both building remains and possible left over chemicals/substances. A further 18% of derelict land (1,205 hectares and 38 sites) is characterised by a mixture of building remains, possible left over chemicals/substances and 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 533 sites recorded as having this as a single characteristic. It should be noted that there is potential for a lot of overlap in these categories, so the results should be treated with some caution.

Table 6: Derelict Land Characteristics, 2012^{1,2,3}

Derelict Characteristics	Derelict Land		
	Area (ha)	% of Derelict Land (by Area)	No. of Sites
Building remains	690	11	533
Possible left over chemicals/substances	706	11	297
Abandoned physical material (stone deposits, rubble etc)	603	9	191
Building remains and possible left over chemicals/substances	2,046	31	193
Building remains and abandoned physical material (stone deposits, rubble etc)	388	6	89
Possible left over chemicals/substances and rubble, stone deposits and other material	895	14	127
Building remains, possible left over chemicals/substances and abandoned physical material (stone deposits, rubble etc)	1,205	18	38
Percentage of categorised sites		100	
Unknown	2,009	-	523
Total³	8,543		1,991

1. Figures may not sum due to rounding.

2. Unknown values are excluded from the calculation of percentages

3. Data for Highland is carried over from the 2011 survey. A partial survey was completed – See Annex A.11.

4 Derelict Land: People's Proximity to Derelict land

4.1 This section focuses exclusively on derelict land and people's proximity to such sites throughout Scotland. In 2012 there were 1,991 derelict sites recorded in the SVDLS.

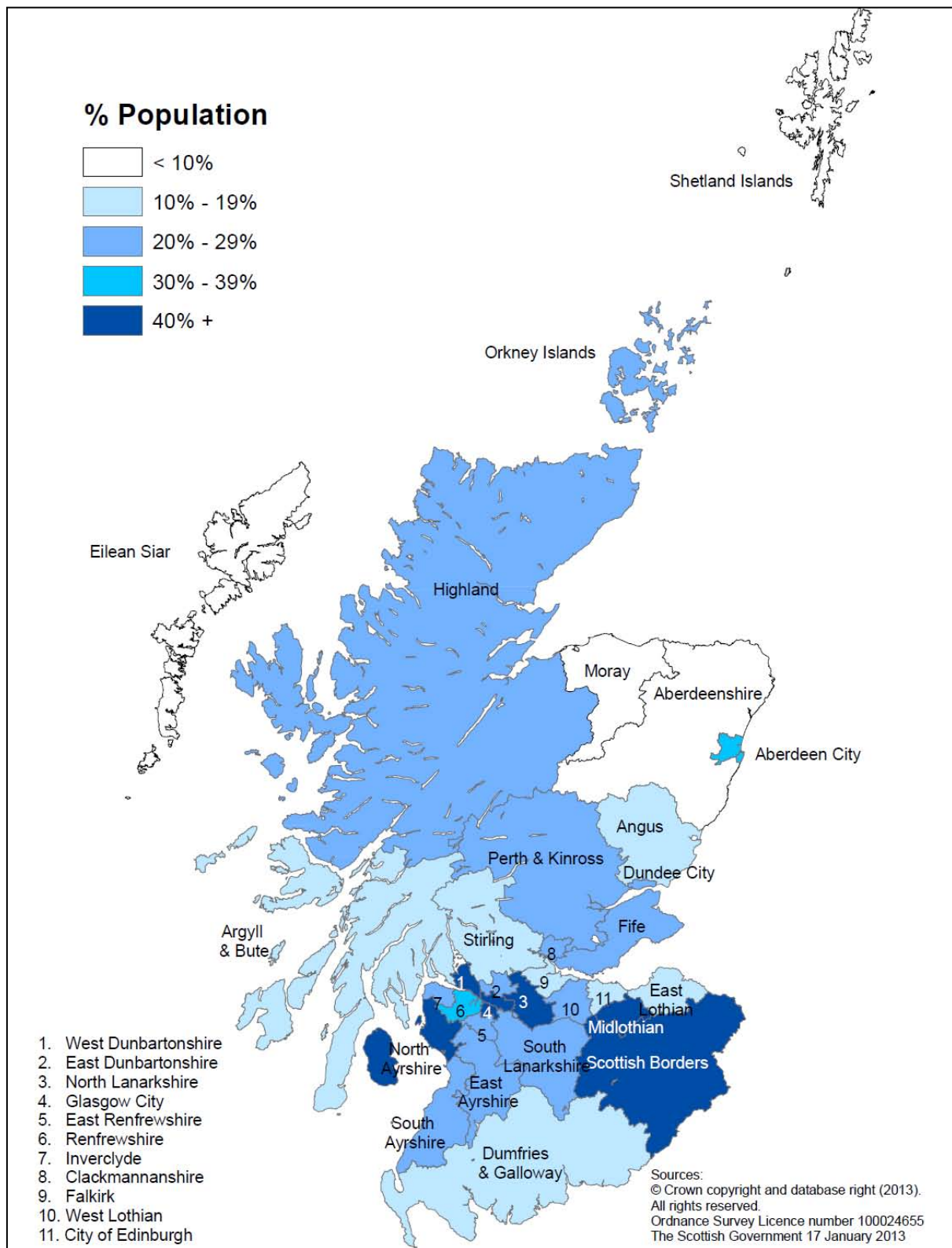
4.2 Table 7 shows the percentage of local authority population that are estimated to live within various distances of derelict land in 2012. This is a measure of people's proximity to derelict land and not their exposure to it.

Table 7: Percentage of local authority population living within various distances of Derelict land, 2012^{1,2,3}

Local Authority	Population	Distance from Derelict Land in 2012		
		Less than 500m	500m to Less than 1,000m	1,000m or further
Aberdeen City	220,420	35.8	25.3	38.9
Aberdeenshire	247,600	7.7	11.0	81.3
Angus	110,630	17.3	18.8	63.9
Argyll & Bute	89,590	12.6	9.5	77.9
Clackmannanshire	50,770	24.2	25.8	49.9
Dumfries & Galloway	148,060	11.7	13.6	74.7
Dundee City	145,570	29.2	35.5	35.4
East Ayrshire	120,200	28.9	25.5	45.6
East Dunbartonshire	104,570	20.1	33.4	46.5
East Lothian	98,170	17.6	27.6	54.7
East Renfrewshire	89,850	26.5	24.2	49.4
Edinburgh, City of	495,360	17.9	30.6	51.5
Eilean Siar	26,080	5.5	14.0	80.5
Falkirk	154,380	12.7	20.3	67.0
Fife	367,370	28.8	28.0	43.2
Glasgow City	598,830	60.6	30.8	8.6
Highland ⁴	222,370	20.9	17.1	62.0
Inverclyde	79,220	28.2	18.3	53.4
Midlothian	82,370	45.9	39.8	14.3
Moray	87,260	6.5	9.7	83.8
North Ayrshire	135,130	43.3	31.9	24.8
North Lanarkshire	326,680	62.1	30.5	7.4
Orkney Islands	20,160	23.9	17.9	58.2
Perth & Kinross	149,520	20.8	24.7	54.4
Renfrewshire	170,650	33.1	35.5	31.4
Scottish Borders	113,150	43.6	13.3	43.1
Shetland Islands	22,500	1.9	4.7	93.5
South Ayrshire	111,560	22.5	15.8	61.6
South Lanarkshire	312,660	28.8	24.3	46.9
Stirling	90,770	18.6	20.9	60.5
West Dunbartonshire	90,360	59.5	25.6	14.9
West Lothian	172,990	25.7	30.0	44.4
Scotland⁴	5,254,800	30.9	25.3	43.9

1. Figures may not sum due to rounding
2. Population figures used for each local authority are the latest mid-year estimates published by NRS (in this case 2011).
3. Further information on how this data was calculated is available in Annex Section A.7.
4. Data for Highland is carried over from the 2011 survey. A partial survey was completed – See Annex A.11.

Map 1: Percentage of population within 500m of a Derelict site, 2012



4.3 30.9% of Scotland's population lives within 500m of a derelict site. A further 25.3% live between 500 metres to less than 1,000 metres of a derelict site. The remaining 43.9% live at least 1,000m from a derelict site.

4.4 People's proximity to derelict land varies significantly at council level. For example, 60.6% of Glasgow's population lives within 500m of a derelict site, whereas the figures for Aberdeen, Dundee and Edinburgh are 35.8%, 29.2% and 17.9% respectively. Other councils with an above-average proportion of their population living close to derelict land include North Lanarkshire (62.1%), West Dunbartonshire (59.5%) and Midlothian (45.9%). The population of the Shetland Islands is least likely to be living close to derelict land with only 1.9% within 500m of a derelict site.

4.5 The map on page 17 shows the percentage of each local authority's population that lives with 500m of derelict land in 2012, based on the results from Table 7.

4.6 Table 8 shows the percentage of local authority population that lives within 500m of derelict land for the years 2006-2012. It also shows this proximity information for sites that have been derelict since before 1991.

4.7 In 2006, an estimated 26.6% of Scotland's population lived within 500m of a derelict site. This has increased to 30.9% in 2012.

4.8 Between 2006 and 2012, the percentage of Scotland's population that lives within 500m of a site that has been derelict since before 1991 fell to 12.8% in 2011 but then increased to 14.2% in 2012. The only increases in proximity to pre-1991 sites are usually caused either by the entry of "new" sites that have been derelict for a long time, or where old sites change type from vacant to derelict. New residential developments will also have a small effect. Those councils with the largest percentage of people within 500m of a site derelict before 1991 are Glasgow (41.7%), West Dunbartonshire (37.9%), Midlothian (36.5%) and North Lanarkshire (23.9%).

4.9 The decrease recorded in Orkney in 2009 was due to the removal from the survey that year of seven sites, leaving only 4 sites on the register with only 2 of these located near centres of population. In the following year the large apparent increase was due to the appearance in the 2010 survey of numerous previously unrecorded sites, especially around Kirkwall.

Table 8: Percentage of local authority population living within 500m of Derelict land, 2006-2012^{1,2}

Local Authority	Proximity to Derelict Land													
	% of Population within 500m of any Derelict Site							% of Population within 500m of land derelict prior to 1991						
	2006	2007	2008	2009	2010	2011	2012	2006	2007	2008	2009	2010	2011	2012
Aberdeen City	12.6	12.3	18.7	22.0	24.4	30.6	35.8	7.4	6.1	7.1	7.1	6.6	5.3	7.4
Aberdeenshire	7.4	8.5	9.4	8.1	7.2	6.3	7.7	1.2	0.2	1.1	1.1	0.3	0.2	1.5
Angus	16.2	16.1	16.4	16.4	16.2	13.3	17.3	10.1	9.9	10.1	10.1	9.9	9.8	11.4
Argyll & Bute	13.3	15.2	16.5	13.5	9.3	9.4	12.6	2.3	2.3	3.6	3.6	1.9	1.9	5.7
Clackmannanshire	26.9	26.4	27.6	25.3	20.0	28.6	24.2	18.5	18.7	21.4	19.1	14.4	10.7	12.1
Dumfries & Galloway	8.9	8.5	6.9	12.8	9.1	9.3	11.7	6.1	6.0	4.4	3.9	3.8	3.8	5.2
Dundee City	21.3	24.2	26.5	30.1	29.7	27.0	29.2	11.0	10.7	11.3	11.3	10.7	9.9	12.0
East Ayrshire	23.6	23.0	23.0	25.5	25.1	28.1	28.9	10.7	10.6	10.9	10.9	10.5	9.2	10.2
East Dunbartonshire	21.4	20.8	19.4	19.4	19.0	18.8	20.1	13.3	13.4	13.5	13.4	13.0	13.0	14.4
East Lothian	23.3	21.1	21.5	21.5	17.5	16.8	17.6	4.5	4.2	4.7	4.7	4.3	4.3	5.2
East Renfrewshire	23.1	21.9	22.0	22.2	22.4	22.2	26.5	10.6	10.7	10.7	10.7	10.5	10.4	11.2
Edinburgh, City of	8.6	13.3	24.3	24.3	23.0	23.1	17.9	1.7	1.7	3.4	3.4	2.5	2.5	4.7
Eilean Siar	5.1	5.1	4.8	4.8	5.0	4.9	5.5	2.4	2.4	2.3	2.3	2.3	2.3	2.9
Falkirk	15.8	15.2	15.1	13.8	12.6	11.7	12.7	3.6	4.4	4.4	4.4	4.4	4.1	5.2
Fife	35.1	33.1	32.9	32.0	30.6	29.0	28.8	5.7	3.9	4.1	4.1	3.6	3.5	5.1
Glasgow City	57.3	59.1	61.7	59.9	60.3	60.1	60.6	43.2	42.8	42.6	41.7	40.9	40.7	41.7
Highland ³	18.6	17.8	20.5	18.7	19.4	20.2	20.9	14.3	13.5	15.2	13.4	13.0	12.9	13.7
Inverclyde	26.9	24.8	25.9	25.9	25.8	27.7	28.2	18.1	18.2	18.4	18.4	18.4	18.3	19.1
Midlothian	52.2	49.8	46.0	45.2	45.0	44.9	45.9	41.6	38.9	36.0	36.0	35.8	35.6	36.5
Moray	7.2	7.3	7.0	7.0	5.9	4.0	6.5	3.4	3.5	3.5	3.5	3.3	1.4	4.0
North Ayrshire	33.5	32.0	40.2	41.1	39.9	45.2	43.3	17.0	17.0	17.9	17.9	17.8	17.8	18.7
North Lanarkshire	49.1	50.0	54.8	55.7	56.3	57.8	62.1	25.2	25.3	25.3	24.6	24.0	21.8	23.9
Orkney Islands	9.0	8.9	9.4	0.7	23.2	23.4	23.9	7.4	7.3	8.0	0.7	0.7	0.7	1.4
Perth & Kinross	18.2	15.7	15.6	18.7	18.3	19.0	20.8	5.2	3.7	3.5	3.5	3.0	2.9	5.3
Renfrewshire	25.0	30.5	28.9	32.3	32.0	32.1	33.1	12.1	10.7	11.3	11.1	10.5	9.5	10.8
Scottish Borders	42.5	48.4	45.5	44.4	44.3	43.3	43.6	18.5	19.9	18.4	18.3	17.7	17.9	16.4
Shetland Islands	1.1	1.0	1.0	1.0	1.0	1.0	1.9	0.9	0.9	0.9	0.9	0.9	0.9	1.7
South Ayrshire	23.3	21.1	22.9	22.7	20.1	20.4	22.5	7.6	6.6	7.6	7.0	4.7	4.7	6.1
South Lanarkshire	21.5	20.8	23.6	26.6	28.0	28.6	28.8	15.7	12.7	12.7	10.9	10.6	10.6	11.5
Stirling	13.3	11.8	16.5	13.2	12.0	12.5	18.6	7.8	6.9	10.2	10.1	8.9	8.0	10.9
West Dunbartonshire	50.7	59.1	59.0	62.5	67.6	62.0	59.5	31.4	38.4	35.4	42.8	40.3	39.4	37.9
West Lothian	20.6	21.1	24.3	25.4	25.0	25.3	25.7	10.5	10.4	10.7	10.7	10.4	10.4	10.9
Scotland³	26.6	27.3	29.8	30.1	29.8	30.1	30.9	14.4	13.9	14.2	13.9	13.3	12.8	14.2

1. Population figures used for each local authority are the latest mid-year estimates published by NRS (in this case 2011).
2. Further information on how this data was calculated is available in Annex Section A.7.
3. Data for Highland is carried over from the 2011 survey. A partial survey was completed – See Annex A.11.

5 Derelict and Urban Vacant Land: Location relative to Deprivation

5.1 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 2012). The SIMD identifies small area concentrations of multiple deprivation across all of Scotland. It contains 38 indicators in seven domains: Current Income, Employment, Health, Education, Skills and Training, Geographic Access to Services, Housing and Crime. SIMD 2012 was published in December 2012.

Table 9: Derelict and Urban Vacant land located within the 15% most deprived datazones, 2008-2012^{1,2,3,4,5}

Local Authority	% of LA Datazones within Scotland's 15% most deprived (SIMD 2012)	2008		2009		2010		2011		2012	
		Area of Vacant & Derelict Land (Hectares)	Sites	Area of Vacant & Derelict Land (Hectares)	Sites	Area of Vacant & Derelict Land (Hectares)	Sites	Area of Vacant & Derelict Land (Hectares)	Sites	Area of Vacant & Derelict Land (Hectares)	Sites
Aberdeen City	8	2	1	2	1	3	2	5	4	5	4
Aberdeenshire	2	7	9	5	9	5	7	4	8	4	8
Angus	2	-	-	-	-	-	-	-	-	-	-
Argyll & Bute	8	5	12	5	9	2	7	3	7	3	8
Clackmannanshire	22	6	6	3	4	3	4	3	2	3	2
Dumfries & Galloway	7	4	1	4	1	4	1	4	1	4	1
Dundee City	31	88	106	86	103	92	100	90	93	80	92
East Ayrshire	21	6	12	7	14	7	14	7	16	7	16
East Dunbartonshire	2	1	1	1	1	1	1	1	1	1	1
East Lothian	3	-	-	-	-	*	1	*	1	-	-
East Renfrewshire	6	2	6	1	4	1	3	1	3	1	4
Edinburgh, City of	10	29	8	33	10	33	11	32	11	27	8
Eilean Siar	-	-	-	-	-	-	-	-	-	-	-
Falkirk ⁷	9	3	3	3	2	*	2	1	2	1	2
Fife	13	53	28	50	25	47	21	47	22	46	21
Glasgow City	42	778	553	798	562	765	564	747	565	719	560
Highland ⁶	6	97	37	96	37	94	38	95	41	95	39
Inverclyde	40	74	87	72	89	69	84	70	82	72	82
Midlothian	3	3	1	3	1	3	1	-	-	3	1
Moray	-	-	-	-	-	-	-	3	1	-	-
North Ayrshire	26	85	51	84	50	85	51	89	50	88	52
North Lanarkshire	24	450	83	430	103	431	106	380	101	375	96
Orkney Islands	-	-	-	-	-	-	-	-	-	-	-
Perth & Kinross	3	-	-	-	-	-	-	-	-	-	-
Renfrewshire	22	72	62	86	80	88	82	87	82	85	79
Scottish Borders	4	-	-	-	-	-	-	-	-	-	-
Shetland Islands	-	-	-	-	-	-	-	-	-	-	-
South Ayrshire	12	6	5	6	7	6	7	7	7	7	7
South Lanarkshire	13	97	53	79	50	75	51	90	59	85	59
Stirling	6	7	3	12	5	12	5	12	5	12	5
West Dunbartonshire	26	23	21	21	22	23	23	23	24	24	23
West Lothian	6	7	5	7	5	34	5	7	5	7	5
Scotland^{6,7}	15	1,905	1,154	1,896	1,194	1,884	1,191	1,809	1,193	1,754	1,175

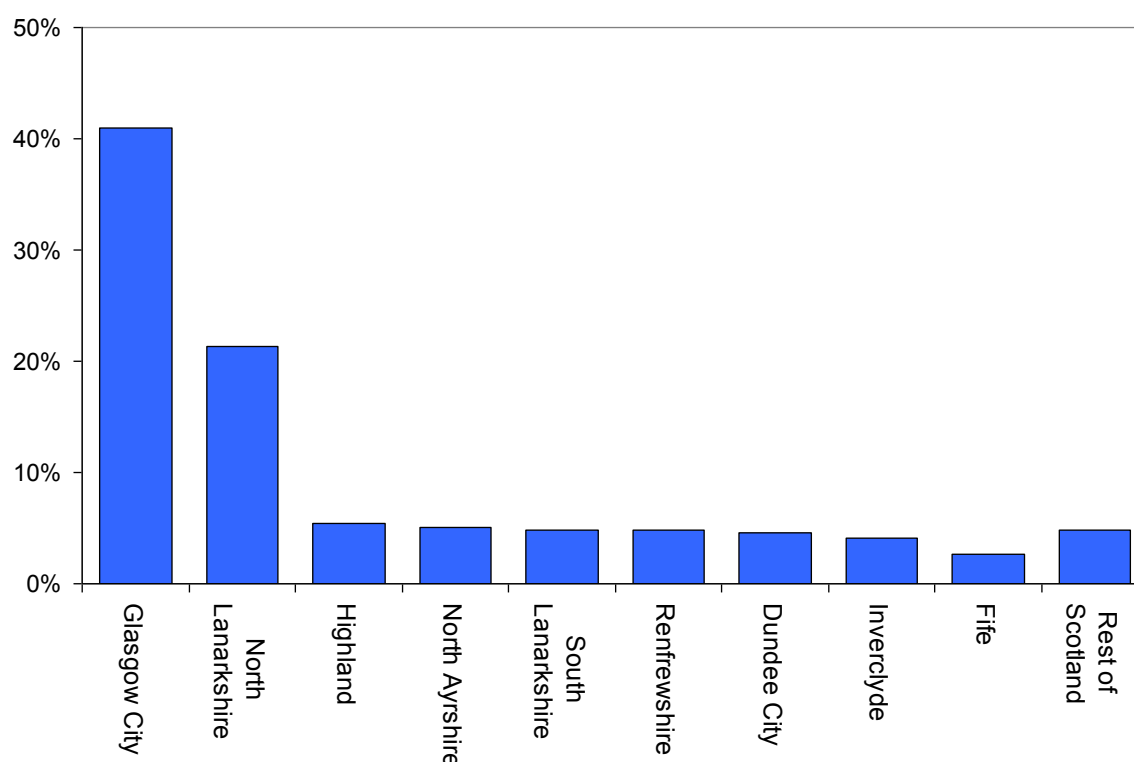
1. Figures may not sum due to rounding.
2. 2008-2012 analysis uses the results of SIMD 2012 published in December 2012. These results should not be compared with those published in previous bulletins due to the updated SIMD index.
3. See Annex Table E for details of council participation in different years.
4. Further information on how this data was calculated is available in Annex Section A.8
5. During 2011, historical data for the years 2006-2011 were revised to remove sites that had been taken out of the survey for definitional reasons and to correct any revisions to the data highlighted in the 2011 survey returns. Further information on this process is available in the Annex along with un-amended historical data for the survey years of 1996-2005.
6. Data for Highland is carried over from the 2011 survey. A partial survey was completed – See Annex A.11.
7. There are a further 7 urban vacant sites (6 hectares) in Falkirk that although included in the register are not included in this analysis. These will be included in future.

5.2 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 2008-2012. In 2008, 1,905 hectares of derelict and urban vacant land were situated within the 15% most deprived datazones. By 2012 this had steadily decreased to 1,754 hectares. This represents 15% of all derelict and urban vacant land recorded in Scotland in 2012.

5.3 Glasgow City has the largest amount of derelict and urban vacant land located within the 15% most deprived datazones for each of the last 5 years. This figure has decreased by 59 hectares between 2008 and 2012 from 778 hectares to 719 hectares, although it peaked in 2009 at 798 hectares. North Lanarkshire has the second highest amount of derelict and urban vacant land located within the 15% most deprived datazones for 2008-2012. This figure has dropped by 75 hectares between 2008 and 2012 from 450 hectares to 375 hectares.

5.4 At the other end of the scale, Eilean Siar, Moray, Orkney Islands and Shetland Islands have no datazones within Scotland's 15% most deprived, thus no derelict or urban vacant land could be recorded in Table 9. In addition to this, whilst Angus, 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 3: Percentage of Derelict and Urban Vacant land located within the 15% most deprived datazones, 2012¹



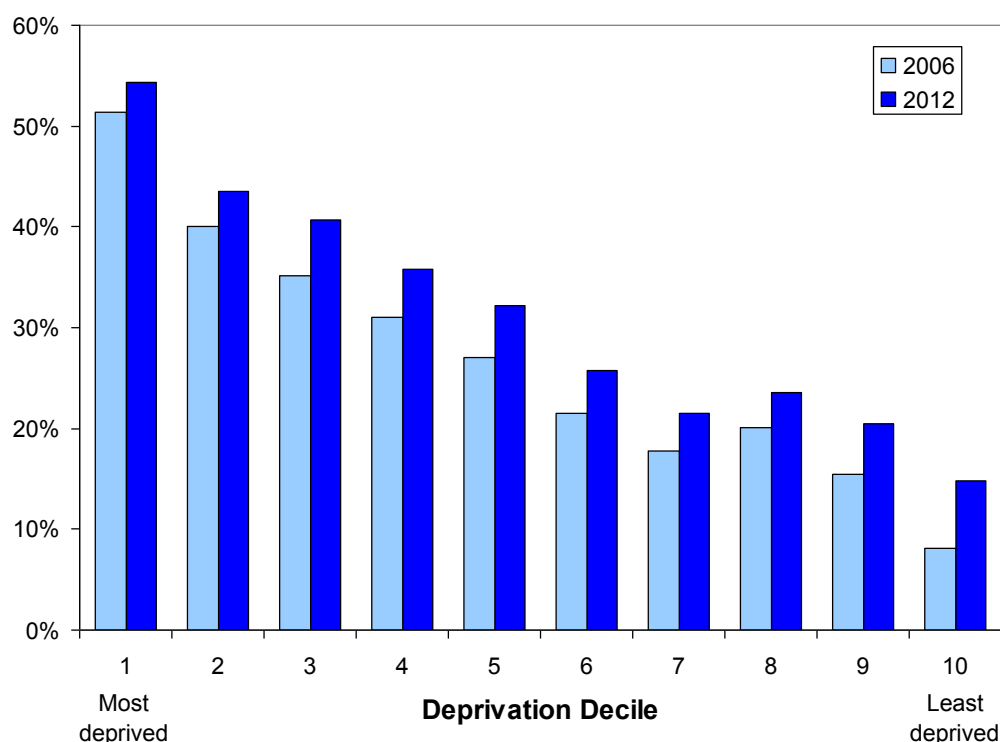
1. Data from Highland is carried over from the 2011 survey. A partial survey was completed – See Annex A.11.

5.5 Chart 3 shows the amount of derelict and urban vacant land located within the 15% most deprived datazones in 2012, split by local authority. Glasgow City has the highest proportion, with 41% 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 lie Highland, North Ayrshire, South Lanarkshire, Renfrewshire and Dundee City (5% each). Across Scotland as a whole, more than three fifths of all derelict and urban vacant land located within the 15% most deprived datazones are in either Glasgow City or North Lanarkshire.

5.6 Chart 4 draws together the analysis on people's proximity to derelict land in 2006 and 2012 and the information on deprivation levels contained within SIMD 2012. 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 2006 and 2012 is given.

5.7 A clear relationship can be seen in Chart 4, 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 2006 and 2012. Between 2006 and 2012 the total amount of derelict land has reduced by 1%. The chart shows that there are increases in the percentages of Scotland's population living within 500m of derelict land across all deprivation deciles.

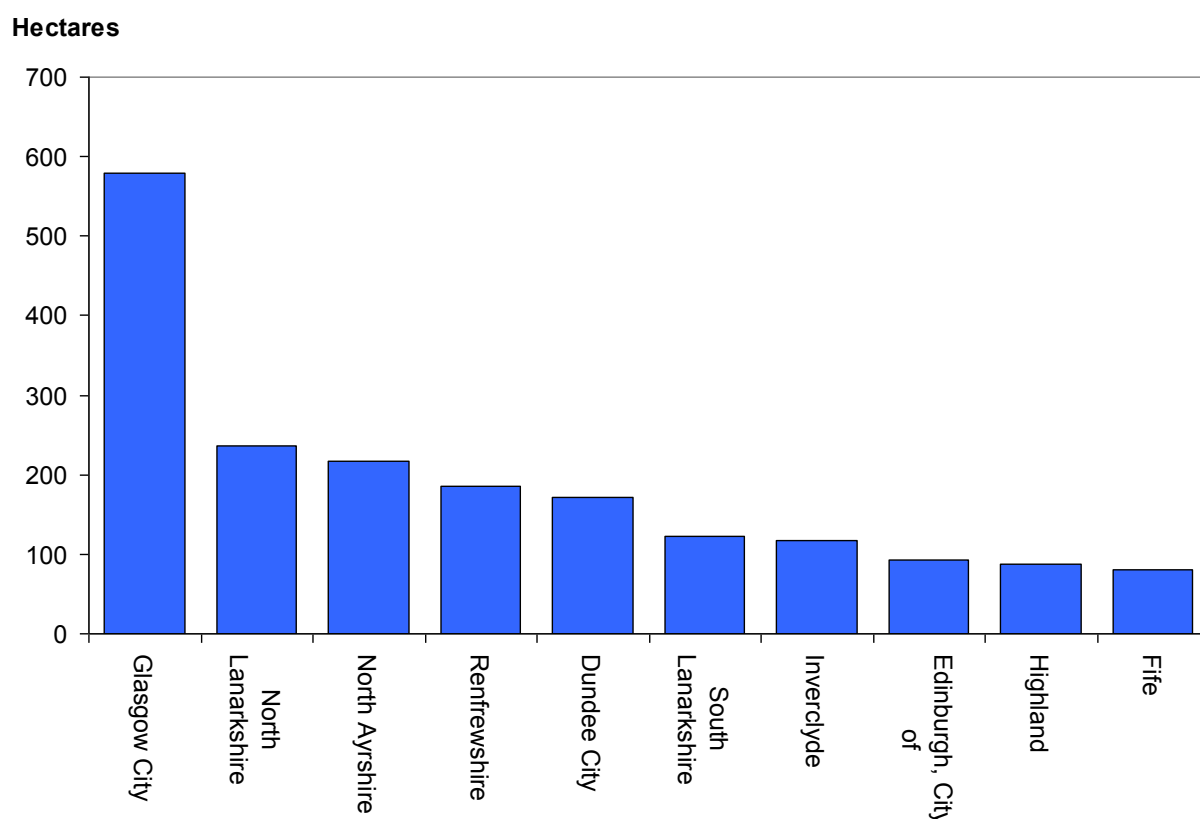
Chart 4: Percentage of Scotland's population living within 500m of Derelict land by deprivation decile, 2006 & 2012



6 Urban Vacant Land: Levels and Location

6.1 This section focuses exclusively on urban vacant land, its levels over the past 7 years and its location within Scotland. As previously stated, 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. Vacant land is described as urban when it is located within settlements of over 2,000 in population. Unlike derelict land, urban vacant land is generally not in need of rehabilitation before new development can commence.

Chart 5: Local Authorities with the highest amount of Urban Vacant land, 2012¹



1. Data from Highland is carried over from the 2011 survey. A partial survey was completed – See Annex A.11.

6.2 Table 10 shows the amount of urban vacant land in Scotland, split by local authority for the years 2006-2012. Chart 5 shows the ten councils with the highest amount of urban vacant land in 2012. In 2012, there were 2,441 hectares of urban vacant land recorded in Scotland. Glasgow City has the most urban vacant land with 580 hectares, followed by North Lanarkshire (237 hectares) and then North Ayrshire (217 hectares). In 2012, the largest piece of urban vacant land in Scotland was a site in Redburn, Irvine, North Ayrshire (23 hectares), followed by Orchardbank Business Park, Angus (22 hectares), Claverhouse Business Park, Dundee (22 hectares) then Inverkip Power Station, Inverclyde (21 hectares).

6.3 Table 10 shows that in 2006 there were 2,684 hectares of urban vacant land in Scotland. This figure has fallen to the 2012 low of 2,441 hectares. Between 2006

and 2012 there has been an overall 9% reduction in the amount of urban vacant land in Scotland. A small number of councils did not participate in every survey between 2006 and 2012. In those cases, previous years' data is rolled forward until new data becomes available.

6.4 Changes in the relative amount of urban vacant land in Scotland show greater variation at council level. Some councils have seen their levels of urban vacant land in 2006 more than halve by 2012. The largest percentage decreases have been seen in Argyll & Bute, East Dunbartonshire, Clackmannanshire, Perth & Kinross and Aberdeen City. Some of the larger percentage changes for certain councils (for example Scottish Borders) are due to there only being a small base of recorded land in 2006.

Table 10: Total Urban Vacant land by local authority area, 2006-2012^{1,2,3}

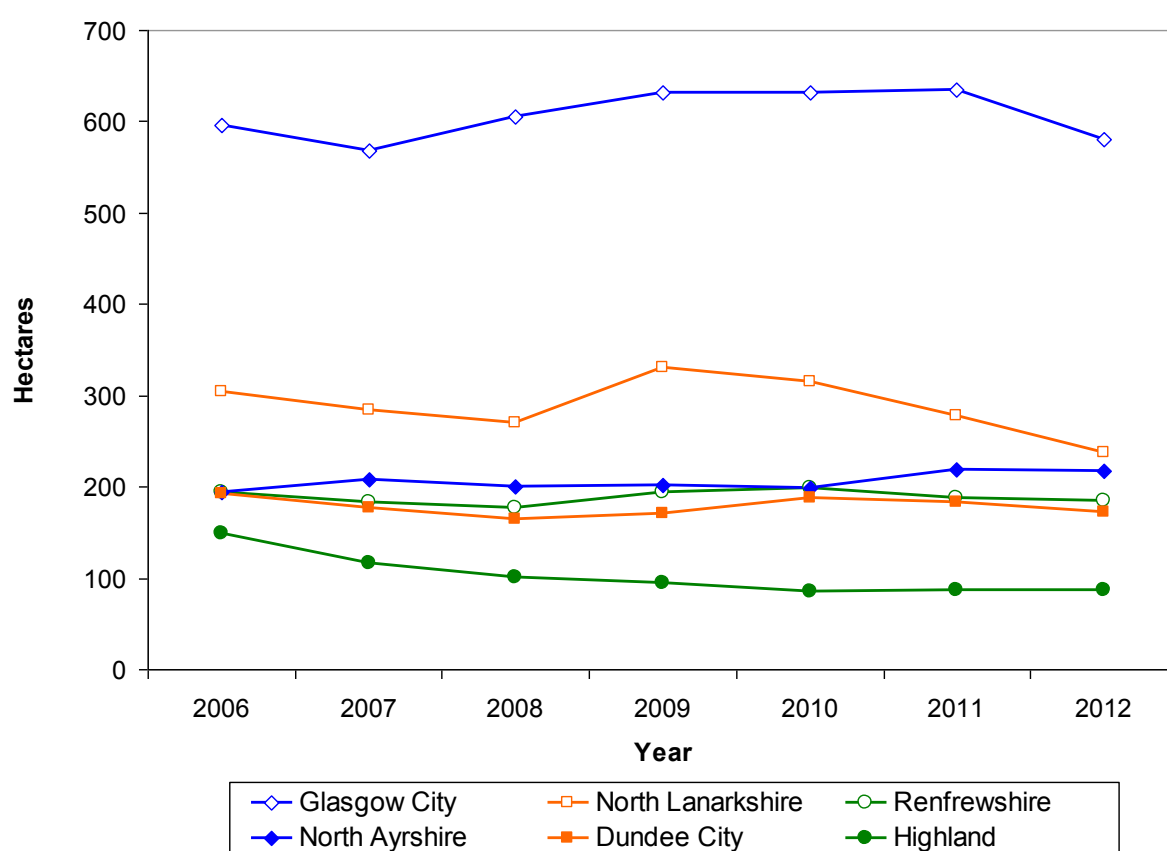
Local Authority	Total Urban Vacant Land Area (ha)							% Change 2006-2012 ⁵
	2006	2007	2008	2009	2010	2011	2012	
Aberdeen City	52	35	24	28	39	30	27	-48%
Aberdeenshire	27	39	39	29	28	47	48	79%
Angus	47	54	52	52	53	50	49	2%
Argyll & Bute ⁴	76	54	34	28	21	21	26	-65%
Clackmannanshire	22	19	27	21	17	16	10	-55%
Dumfries & Galloway	13	12	11	14	13	12	9	-33%
Dundee City	192	178	164	171	188	184	172	-10%
East Ayrshire	39	37	37	47	47	46	46	16%
East Dunbartonshire	28	27	20	14	14	14	12	-58%
East Lothian	7	4	4	5	6	6	5	-34%
East Renfrewshire	19	20	17	16	17	17	15	-19%
Edinburgh, City of	84	83	96	94	94	95	93	10%
Eilean Siar	10	10	10	10	9	9	9	-8%
Falkirk ⁶	97	50	48	66	65	60	60	-38%
Fife	110	88	97	83	79	83	80	-27%
Glasgow City	596	569	605	632	632	635	580	-3%
Highland	149	117	101	95	86	87	87	-42%
Inverclyde	85	80	101	98	98	98	117	37%
Loch Lomond & the Trossachs ⁴	n/a	n/a	n/a	n/a	n/a	8	7	n/a
Midlothian	26	21	21	20	15	17	17	-35%
Moray	27	26	26	25	29	22	19	-29%
North Ayrshire	194	208	201	202	198	220	217	12%
North Lanarkshire	304	284	270	331	315	278	237	-22%
Orkney Islands	2	2	1	1	1	1	1	-31%
Perth & Kinross ⁴	17	22	11	11	11	9	9	-51%
Renfrewshire	195	183	177	195	199	188	185	-5%
Scottish Borders	6	14	14	30	29	29	30	379%
Shetland Islands	3	3	3	3	2	2	2	-40%
South Ayrshire	19	17	14	14	24	26	29	54%
South Lanarkshire	122	121	138	133	123	107	122	0%
Stirling ⁴	28	25	25	32	31	34	40	44%
West Dunbartonshire ⁴	31	27	27	21	20	18	18	-43%
West Lothian	58	64	65	66	66	66	66	14%
Scotland⁶	2,684	2,494	2,480	2,586	2,569	2,532	2,441	-9%

1. Figures may not sum due to rounding.
2. See Annex Table E for details of council participation in different years.
3. During 2012, historical data for the years 2006-2011 were revised to remove sites that had been taken out of the survey for definitional reasons and to correct any revisions to the data highlighted in the 2012 survey returns. Further information on this process is available in the Annex along with un-amended historical data for the survey years of 1996-2005.
4. From 2011 LLTNP took responsibility for surveying vacant and derelict land within the park boundaries. These sites are no longer recorded in Argyll & Bute, Perth & Kinross, Stirling and West Dunbartonshire local authority boundaries, and are separately identifiable as LLTNP from 2011. Prior to 2011, these sites were classified within the relevant local authority boundary.
5. Previous SVDLS bulletins have used different base years for percentage change and so these percentages should not be compared with those in previous bulletins.
6. There are a further 7 urban vacant sites (6 hectares) in Falkirk that although included in the register are not included in this analysis. These will be included in future.

6.5 Looking at the 6 councils with the most urban vacant land in 2006, Chart 6 shows the change since 2006 in total levels of urban vacant land. Glasgow City has consistently had the highest amount of urban vacant land in Scotland for the period 2006-2012. This authority reported 596 hectares of urban vacant land in 2006, decreasing to 580 hectares (a net decrease of 3%) by 2012. In contrast to Glasgow City, North Ayrshire has seen a 12% increase in its level of urban vacant land during the past 6 years. The other four authorities recorded percentage decreases in their urban vacant land: Highland 42%, North Lanarkshire 22%, Dundee 10% and Renfrewshire 5%.

In 2012 South Lanarkshire (122 hectares) has now replaced Highland in the group of 6 councils with the most urban vacant land.

Chart 6: Total level of Urban Vacant Land in top 6 (as at 2006) local authorities, 2006-2012



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

7.1 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 future 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.

7.2 The previous uses of derelict and urban vacant sites are shown in Table 11. 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.

7.3 The previous use was unknown for 758 hectares of land (5% of the total amount of derelict and 15% of the total amount of urban vacant land recorded in 2012). For those sites where the previous use is known, 25% of derelict land recorded in 2012 had been previously used for mineral activity (2,025 hectares), 25% for defence (1,998 hectares) and a further 23% for manufacturing (1,839 hectares). The most common previous use for urban vacant land, where previous use is known, was agriculture (22%, or 460 hectares) and the second most common previous use was residential development, accounting for 19% of recorded urban vacant land (396 hectares).

Table 11: Previous uses of derelict and urban vacant land, 2012^{1,2,6}

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	111	460	22	198	671	7	309
Business Class	11	*	13	8	*	11	19	*	24
Community & Health	709	9	120	61	3	74	770	8	194
Defence	1,998	25	40	34	2	20	2,032	20	60
Education	85	1	71	208	10	145	292	3	216
Forestry/Woodland	10	*	8	30	1	10	40	*	18
Manufacturing	1,839	23	307	255	12	126	2,094	20	433
Mineral Activity	2,025	25	271	13	1	7	2,038	20	278
Nature Conservation	8	*	1	-	-	-	8	*	1
Offices	8	*	14	11	1	24	19	*	38
Other General Industry ³	201	2	127	142	7	120	343	3	247
Passive Open Space	41	1	28	83	4	69	124	1	97
Recreation & Leisure ⁴	100	1	62	73	4	71	172	2	133
Residential	126	2	193	396	19	468	523	5	661
Retailing	16	*	47	36	2	56	52	1	103
Storage	180	2	88	50	2	52	230	2	140
Transport	336	4	163	69	3	73	405	4	236
Utility Services	106	1	28	33	2	18	139	1	46
Wholesale Distribution	9	*	7	25	1	9	35	*	16
Other	134	2	95	85	4	85	220	2	180
<i>% of categorised sites</i>		<i>100</i>			<i>100</i>			<i>100</i>	
Unknown ⁵	390	-	197	368	-	387	758	-	584
Total	8,543		1,991	2,441		2,023	10,984		4,014

1. Figures may not sum due to rounding
2. Data for Highland is carried over from the 2011 survey. A partial survey was completed – See Annex A.11.
3. Excluding manufacturing
4. Excluding passive open space
5. Unknown values are excluded from the calculation of percentages
6. There are a further 7 urban vacant sites (6 hectares) in Falkirk that although included in the register are not included in this analysis. These will be included in future.

7.4 Local authorities were asked to indicate up to three preferred future 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 offices (19%), residential (19%), and other non-categorised uses (11%). For urban vacant land, these were residential (45%), offices (15%) and manufacturing (13%).

Table 12: Primary preferred or intended uses for Derelict or Urban Vacant sites, 2012^{1,2,6}

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	435	6	140	2	*	3	437	5	143
Business Class	293	4	87	235	10	127	528	5	214
Community & Health	156	2	17	3	*	3	159	2	20
Community-Based Woodland	43	1	19	21	1	20	64	1	39
Defence	-	-	-	1	*	1	1	*	1
Education	3	*	3	6	*	9	9	*	12
Manufacturing	378	5	136	303	13	180	681	7	316
Mineral Activity	117	2	10	-	-	-	117	1	10
Mixed Use	428	6	30	41	2	32	469	5	62
Nature Conservation	310	4	15	1	*	1	311	3	16
Non-Community-Based Woodland	75	1	26	2	*	1	78	1	27
Not Applicable	49	1	22	10	*	9	59	1	31
Offices	1,407	19	180	366	15	264	1,772	18	444
Other General Industry ³	38	1	15	28	1	33	66	1	48
Passive Open Space	286	4	96	73	3	93	359	4	189
Recreation & Leisure ⁴	577	8	67	76	3	33	654	7	100
Residential	1,416	19	737	1,060	45	978	2,476	26	1,715
Retailing	207	3	47	93	4	79	300	3	126
Storage	33	*	12	7	*	7	39	*	19
Transport	202	3	34	16	1	17	218	2	51
Utility Services	35	*	3	1	*	2	36	*	5
Wholesale Distribution	2	*	3	12	1	4	14	*	7
Other	817	11	34	17	1	27	834	9	61
<i>% of categorised sites</i>		100			100			100	
Unknown ⁵	1,201		255	67		100	1,268		355
Total	8,508		1,988	2,441		2,023	10,950		4,011

1. Figures may not sum due to rounding
2. Data from Highland is carried over from the 2011 survey. A partial survey was completed – See Annex A.11.
3. Excluding manufacturing
4. Excluding passive open space
5. Unknown values are excluded from the calculation of percentage.
6. There are a further 7 urban vacant sites (6 hectares) in Falkirk that although included in the register are not included in this analysis. These will be included in future.

7.5 Where the length of time a site has lain unused was known, 39% (2,067 hectares) of vacant and derelict land within settlements and 52% (2,627 hectares) of derelict land within the countryside had been unused since before 1991 (Tables 13 and 14). Taken as a whole, 43% (4,694 hectares) of all vacant and derelict land across Scotland has been lying unused for at least 21 years, 14% (1,493 hectares) for at least 12 years and 7% (730 hectares) for at least 7 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 land was first identified, by local authority area, 2012^{1,2,3,4}

Local Authority	Pre-1991		1991-1995		1996-2000		2001-2004		2005-2008		2009-2012		Unknown ⁵		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	18	-	18	2	24	3	35	3	43	18	100	21		52
Aberdeenshire	2	5	2	11	3	19	1	22	11	55	15	100	35		69
Angus	11	15	9	27	5	34	31	76	5	82	13	100	3		77
Argyll & Bute ⁶	7	38	*	40	-	40	-	40	5	66	6	100	16		35
Clackmannanshire	6	31	-	31	-	31	6	57	-	57	9	100	-		21
Dumfries & Galloway	7	59	-	59	2	73	3	97	-	97	*	100	28		40
Dundee City	46	25	11	31	36	51	9	56	45	80	37	100	2		187
East Ayrshire	58	53	15	67	2	69	6	75	27	99	1	100	2		110
East Dunbartonshire	22	47	17	83	1	86	3	92	-	92	4	100	-		48
East Lothian	3	36	-	36	4	79	1	87	1	100	-	100	5		13
East Renfrewshire	11	21	15	51	1	52	13	78	8	93	4	100	-		52
Edinburgh, City of	14	11	36	37	12	46	40	75	26	94	8	100	65		201
Eilean Siar	2	36	2	89	*	95	*	100	-	100	-	100	6		10
Falkirk ⁷	37	48	12	63	2	66	6	74	19	98	2	100	4		82
Fife	83	28	13	33	81	60	65	83	46	98	5	100	7		300
Glasgow City	514	43	141	55	172	69	83	76	180	91	102	100	-		1,192
Highland	215	80	16	85	15	91	12	95	12	100	*	100	21		292
Inverclyde	25	18	11	27	37	53	3	55	35	81	27	100	1		139
Loch Lomond & the Trossachs ⁶	1	4	*	5	-	5	23	88	3	97	1	100	1		29
Midlothian	15	72	*	72	1	75	4	93	-	93	2	100	11		32
Moray	13	68	2	79	2	90	-	90	2	100	-	100	2		21
North Ayrshire	194	36	62	47	85	62	73	76	97	93	36	100	3		549
North Lanarkshire	218	24	352	62	63	69	21	72	166	90	93	100	15		927
Orkney Islands	4	41	-	41	-	41	2	57	1	66	3	100	1		10
Perth & Kinross ⁶	4	14	2	19	2	26	9	56	2	63	11	100	7		37
Renfrewshire	66	26	13	31	38	46	32	59	54	80	50	100	-		253
Scottish Borders	7	45	4	68	*	68	-	68	4	95	1	100	54		70
Shetland Islands	-	-	-	-	1	42	-	42	1	100	-	100	1		2
South Ayrshire	55	64	3	68	10	79	4	83	2	85	12	100	13		98
South Lanarkshire	100	47	7	50	6	53	21	63	24	74	55	100	53		267
Stirling ⁶	7	20	*	20	8	44	6	62	1	67	11	100	32		66
West Dunbartonshire ⁶	97	50	28	64	10	70	34	87	14	94	11	100	2		196
West Lothian	216	86	-	86	3	87	16	94	15	100	1	100	62		313
Scotland⁷	2,067	39	774	53	603	65	531	75	808	90	537	100	471		5,790

- Figures may not sum due to rounding.
- Figures are for total vacant land in settlements of 2,000 and over and derelict land in all settlements.
- Settlements as defined by local authorities in their latest council approved local plans (see Annex Section A.5).
- See Annex Table E for details of council participation in different years.
- Unknown values are excluded from the calculation of percentage values.
- From 2011 LLTNP took responsibility for surveying vacant and derelict land within the park boundaries. These sites are no longer recorded in Argyll & Bute, Perth & Kinross, Stirling and West Dunbartonshire local authority boundaries, and are separately identifiable as LLTNP from 2011. Prior to 2011, these sites were classified within the relevant local authority boundary..
- There are a further 7 urban vacant sites (6 hectares) in Falkirk that although included in the register are not included in this analysis. These will be included in future.

Table 14: Sites in the Countryside: Date when Derelict land was first identified, by local authority area, 2012^{1,2,3,4}

Local Authority	Pre-1991		1991-1995		1996-2000		2001-2005		2005-2008		2009-2012		Unknown ⁴	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	-	-	-	-	-	-	-	-	-	-	-	-	1	1
Aberdeenshire	13	100	-	100	-	100	-	100	-	100	-	100	*	13
Angus	74	79	1	79	2	81	-	81	18	100	-	100	1	95
Argyll & Bute ⁵	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Clackmannanshire	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Dumfries & Galloway	386	91	37	100	-	100	-	100	-	100	*	100	*	424
Dundee City	-	-	-	-	-	-	-	-	-	-	-	-	-	-
East Ayrshire	171	99	1	100	-	100	-	100	-	100	-	100	44	216
East Dunbartonshire	9	21	1	22	-	22	2	28	-	28	29	100	-	41
East Lothian	12	43	2	49	14	100	-	100	-	100	-	100	2	29
East Renfrewshire	-	-	3	88	*	100	-	100	-	100	-	100	-	3
Edinburgh, City of	-	-	-	-	-	-	-	-	-	-	-	-	2	2
Eilean Siar	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Falkirk	25	57	-	57	7	72	7	86	6	100	-	100	13	57
Fife	336	65	-	65	71	78	32	84	73	98	8	100	17	538
Glasgow City	31	71	12	97	1	100	-	100	-	100	-	100	-	44
Highland	714	88	12	90	15	92	1	92	-	92	67	100	4	812
Inverclyde	-	-	1	100	-	100	-	100	-	100	-	100	-	1
Loch Lomond & the Trossachs ⁵	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Midlothian	160	71	2	72	26	83	38	100	-	100	-	100	12	238
Moray	-	-	-	-	-	-	-	-	-	-	-	-	-	-
North Ayrshire	39	5	29	9	19	11	1	11	703	100	*	100	1	793
North Lanarkshire	176	40	9	42	24	47	13	50	95	71	128	100	6	452
Orkney Islands	35	100	-	100	-	100	-	100	-	100	-	100	-	35
Perth & Kinross ⁵	5	54	-	54	1	67	2	84	-	84	2	100	1	10
Renfrewshire	-	-	-	-	708	97	-	97	-	97	18	100	-	727
Scottish Borders	8	100	-	100	-	100	-	100	-	100	-	100	10	19
Shetland Islands	1	100	-	100	-	100	-	100	-	100	-	100	5	6
South Ayrshire	-	-	-	-	-	-	-	-	-	-	-	-	1	1
South Lanarkshire	119	71	9	76	*	76	35	97	3	99	2	100	44	213
Stirling ⁵	109	98	*	98	2	100	-	100	-	100	*	100	1	112
West Dunbartonshire ⁵	-	-	-	-	-	-	-	-	-	-	-	-	-	-
West Lothian	204	67	32	77	-	77	69	100	-	100	-	100	7	312
Scotland	2,627	52	151	55	891	73	199	77	898	95	255	100	173	5,194

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

Table 15: Development Potential of Derelict and Urban Vacant land, 2012^{1,2,6}

Development Potential	Derelict Land			Urban Vacant Land			Total Derelict and Urban Vacant Land		
	Area (ha)	% of Derelict Land (by Area)	No. of Sites	Area (ha)	% of Urban Vacant Land (by Area)	No. of Sites	Area (ha)	% of Total Land (by Area)	No. of Sites
Developable - Short Term ⁴	2,273	32	511	1,123	49	812	3,396	36	1,323
Developable - Medium Term ⁵	2,066	29	490	669	29	608	2,735	29	1,098
Developable - Undetermined	1,893	26	497	425	18	383	2,318	25	880
Uneconomic to Develop/Reclamation for 'Soft' End Use <i>Percentage of categorised sites</i>	925	13 100	243	81	4 100	92	1,006	11 100	335
Unknown ³	1,386	-	250	143	-	128	1,529	-	378
Total^{2,6}	8,543		1,991	2,441		2,023	10,984		4,014

1. Figures may not sum due to rounding.
2. Data for Highland is carried over from the 2011 survey. A partial survey was completed for Highland – See Annex A.11.
3. Unknown values are excluded from the calculation of percentage values.
4. Expectation of development within five years.
5. Expectation of development between five to ten years.
6. There are a further 7 urban vacant sites (6 hectares) in Falkirk that although included in the register are not included in this analysis. These will be included in future.

7.6 Table 15 shows the development potential of derelict and urban vacant land within Scotland. 32% of all derelict land within Scotland (with known development potential) is developable in the short term, compared to 49% 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, 36% of all derelict and urban vacant land within Scotland (with known development potential) is developable in the short term. Across Scotland, 13% of derelict land and 4% 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).

7.7 In 2012, a majority of all derelict and urban vacant land with known ownership had a single private owner (58% or 6,332 hectares). 24% or 2,641 hectares of derelict and urban vacant land with known ownership had a single public owner. The remaining 7% of derelict and urban vacant land with known ownership split is 4% (445 hectares) mixed public and private ownership, 2% (183 hectares) multiple private owners and 1% (79 hectares) multiple public owners. Out of all the 10,984 hectares of derelict and urban vacant land recorded in 2012, 12% (1,304 hectares) has ownership unknown to the local authority.

8 Derelict and Urban Vacant Land: Reclaimed and brought back into use.

8.1 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 110 hectares (65 sites) of newly identified derelict land since the previous survey. Of these, 34 hectares (31 sites) were in North Lanarkshire and 29 hectares (1 site) was in East Dunbartonshire. There were 81 hectares (62 sites) of newly identified urban vacant land since the previous survey. Of these, 21 hectares (5 sites) were in Inverclyde and 18 hectares (17 sites) were in South Lanarkshire. Note that these figures relate only to completely new sites identified. Sites listed in the previous survey which changed in size or changed from derelict to vacant or vice versa are not included in Table 16. This increase accounts for approximately 191 additional hectares of land.

Table 16: New Sites identified since the previous survey by local authority area, 2012^{1,2}

Local Authority	Derelict Land		Urban Vacant Land		Total Derelict and Urban Vacant Land	
	Area (ha)	No. of Sites	Area (ha)	No. of Sites	Area (ha)	No. of Sites
Aberdeen City	2	3	7	4	9	7
Aberdeenshire	-	-	3	3	3	3
Angus	5	3	-	-	5	3
Argyll & Bute ⁴	-	-	6	1	6	1
Clackmannanshire	-	-	-	-	-	-
Dumfries & Galloway	7	3	-	-	7	3
Dundee City	-	-	3	6	3	6
East Ayrshire	-	-	-	-	-	-
East Dunbartonshire	29	1	3	1	33	2
East Lothian	-	-	-	-	-	-
East Renfrewshire	2	4	1	1	2	5
Edinburgh, City of	-	-	*	1	*	1
Eilean Siar	-	-	-	-	-	-
Falkirk ⁵	-	-	-	-	-	-
Fife	-	-	-	-	-	-
Glasgow City	6	9	2	4	8	13
Highland ³	n/a	n/a	n/a	n/a	n/a	n/a
Inverclyde	-	-	21	5	21	5
Loch Lomond & the Trossachs ⁴	-	-	-	-	-	-
Midlothian	-	-	-	-	-	-
Moray	-	-	-	-	-	-
North Ayrshire	-	-	1	3	1	3
North Lanarkshire	34	31	3	7	37	38
Orkney Islands	-	-	-	-	-	-
Perth & Kinross ⁴	-	-	-	-	-	-
Renfrewshire	18	3	3	4	22	7
Scottish Borders	-	-	1	2	1	2
Shetland Islands	-	-	-	-	-	-
South Ayrshire	-	-	3	2	3	2
South Lanarkshire	3	5	18	17	20	22
Stirling ⁴	1	1	6	1	8	2
West Dunbartonshire ⁴	2	2	-	-	2	2
West Lothian	-	-	-	-	-	-
Scotland^{3,5}	110	65	81	62	191	127

1. Figures may not sum due to rounding.
2. Sites identified since the previous survey but recorded as falling out of use prior to 2011 are not included in the above table.
3. Highland did not complete a survey in 2012 and therefore there is no information on new sites.
4. From 2011 LLTNP took responsibility for surveying vacant and derelict land within the park boundaries. These sites are no longer recorded in Argyll & Bute, Perth & Kinross, Stirling and West Dunbartonshire local authority boundaries, and are separately identifiable as LLTNP from 2011 onwards. Prior to 2011, these sites were classified within the relevant local authority boundary.
5. There are a further 7 urban vacant sites (6 hectares) in Falkirk that although included in the register are not included in this analysis. These will be included in future.

8.2 Tables 17 to 21 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. 10 sites and 29 hectares of formerly derelict and urban vacant land in 2012 were removed due to naturalisation in the 2012 survey. Details of land removed for definitional reasons can be found in Table D in the Annex.

Table 17: Derelict land reclaimed and Urban Vacant land brought back into use since the previous survey, by local authority area, 2012¹

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	5	3	4	6	2	5
Aberdeenshire	-	-	-	2	2	2	2	1	2
Angus	-	-	-	2	1	3	2	1	3
Argyll & Bute ³	-	-	-	*	*	2	*	*	2
Clackmannanshire	3	2	1	6	4	2	8	3	3
Dumfries & Galloway	-	-	-	4	2	4	4	1	4
Dundee City	-	-	-	14	9	13	14	5	13
East Ayrshire	-	-	-	-	-	-	-	-	-
East Dunbartonshire	-	-	-	6	4	1	6	2	1
East Lothian	17	13	1	1	1	2	18	6	3
East Renfrewshire	-	-	-	2	1	3	2	1	3
Edinburgh, City of	7	6	8	8	5	9	15	5	17
Eilean Siar	-	-	-	-	-	-	-	-	-
Falkirk	-	-	-	*	*	1	*	*	1
Fife	18	14	8	3	2	4	21	7	12
Glasgow City	22	17	15	56	36	26	78	27	41
Highland ²	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Inverclyde	3	2	2	1	1	4	4	1	6
Loch Lomond and the Trossachs ³	2	2	2	-	-	-	2	1	2
Midlothian	2	1	2	-	-	-	2	1	2
Moray	-	-	-	3	2	4	3	1	4
North Ayrshire	4	3	8	5	3	6	9	3	14
North Lanarkshire	33	26	25	26	17	27	60	21	52
Orkney Islands	-	-	-	-	-	-	-	-	-
Perth & Kinross ³	2	1	1	-	-	-	2	1	1
Renfrewshire	-	-	-	7	4	12	7	2	12
Scottish Borders	-	-	-	1	*	2	1	*	2
Shetland Islands	-	-	-	1	*	2	1	*	2
South Ayrshire	-	-	-	-	-	-	-	-	-
South Lanarkshire	13	10	7	3	2	6	16	6	13
Stirling ³	-	-	-	-	-	-	-	-	-
West Dunbartonshire ³	3	2	8	-	-	-	3	1	8
West Lothian	-	-	-	-	-	-	-	-	-
Scotland²	129	100	89	157	100	139	285	100	228

1. Figures may not sum due to rounding.
2. Highland did not complete a survey in 2012 and therefore Highland data is not included in this analysis.
3. From 2011 LLTNP took responsibility for surveying vacant and derelict land within the park boundaries. These sites are no longer recorded in Argyll & Bute, Perth & Kinross, Stirling and West Dunbartonshire local authority boundaries, and are separately identifiable as LLTNP from 2011. Prior to 2011, these sites were classified within the relevant local authority boundary.

8.3 Table 17 shows that a total of 285 hectares (228 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. 129 hectares of land reclaimed back into use was derelict, of which 26% was in North Lanarkshire (33 hectares). Of the 157 hectares of urban vacant land brought back into use, 36% (56 hectares) was in Glasgow City and 17% (26 hectares) was in North Lanarkshire. The largest individual derelict or urban vacant sites brought back into use in 2012 were the Commonwealth Games Village, Glasgow (30 hectares) and Smeaton Bing, East Lothian (17 hectares).

8.4 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% (43 hectares) of the land reclaimed for this purpose. The second most common new use was for other development, accounting for 17% and 22 hectares. For urban vacant land, the most common new use was also residential development, with 54% (85 hectares) of the land reused for this purpose, and the second most common new use was offices, with 7% of urban vacant land reused for this purpose (12 hectares).

Table 18: Reclaimed Derelict land and Urban Vacant land brought back into use since the previous survey, by new use, 2012^{1,5}

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	2	2	2	-	-	-	2	1	2
Business Class	3	2	3	7	4	4	9	3	7
Community & Health	*	*	2	3	2	6	3	1	8
Defence	-	-	-	-	-	-	-	-	-
Education	1	1	1	1	1	4	3	1	5
Forestry/Woodland	-	-	-	-	-	-	-	-	-
Green/Environmental	-	-	-	3	2	3	3	1	3
Manufacturing	9	7	2	1	1	2	10	3	4
Mineral Activity	-	-	-	-	-	-	-	-	-
Nature Conservation	-	-	-	-	-	-	-	-	-
Non-Community-Based Woodland	-	-	-	-	-	-	-	-	-
Offices	-	-	-	12	7	3	12	4	3
Other General Industry ²	9	7	12	7	4	10	16	6	22
Passive Open Space	13	10	5	1	1	3	14	5	8
Recreation & Leisure ³	8	7	3	11	7	7	20	7	10
Residential	43	34	36	85	54	58	128	45	94
Retailing	2	2	3	3	2	4	5	2	7
Storage	8	6	8	7	4	14	14	5	22
Transport	7	5	5	6	4	10	12	4	15
Utility Services	*	*	1	*	*	1	1	*	2
Wholesale Distribution	-	-	-	4	3	1	4	2	1
Vacant Pending New Use	2	1	1	-	-	-	2	1	1
Other	22	17	5	5	3	6	26	9	11
Unknown ⁴	-	-	-	1	-	3	1	-	3
Total	129	100	89	157	100	139	285	100	228

1. Figures may not sum due to rounding.
2. Excluding Manufacturing.
3. Excluding Passive Open Space.
4. Unknown values are excluded from the calculation of percentages.
5. Highland did not complete a survey in 2012 and therefore Highland data is not included in this analysis.

8.5 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 (46%). Public sector funding accounted for 22% of reclaimed land, and the source of funding was unknown for 13% of reclaimed land. Glasgow City had the greatest area brought back into use by public funding (17 hectares), with North Lanarkshire reclaiming the most land with private funding (30 hectares). There were a number of sites that came into the survey in preparation for the development of the Commonwealth Games in Glasgow. These sites are now coming out of the survey as development for the games is undertaken.

8.6 There is a difference between the new use of land removed from the register depending on the source of funding bringing about that use. Residential development (47%) is the most common new use for land receiving public/mixed funding, whereas other general industrial (10%) is the most common new use for privately-funded land.

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, 2012¹

Local Authority	Public sector funding (ha)	Private sector funding (ha)	Mixed funding ¹ (ha)	Unknown (ha)	None / not applicable (ha)	Total (ha)
Aberdeen City	*	5	-	-	-	6
Aberdeenshire	-	2	-	-	-	2
Angus	1	1	-	-	-	2
Argyll & Bute ³	-	-	-	*	-	*
Clackmannanshire	1	5	3	-	-	8
Dumfries & Galloway	3	1	-	-	-	4
Dundee City	9	4	1	-	-	14
East Ayrshire	-	-	-	-	-	-
East Dunbartonshire	-	6	-	-	-	6
East Lothian	-	17	*	-	-	18
East Renfrewshire	-	2	-	-	-	2
Edinburgh, City of	4	11	-	-	-	15
Eilean Siar	-	-	-	-	-	-
Falkirk	-	*	-	-	-	*
Fife	-	21	-	-	-	21
Glasgow City	17	6	42	9	4	78
Highland ²	n/a	n/a	n/a	n/a	n/a	n/a
Inverclyde	3	*	-	-	-	4
Loch Lomond and the Trossachs ³	-	1	1	-	-	2
Midlothian	1	1	-	-	-	2
Moray	-	-	-	3	-	3
North Ayrshire	2	6	1	*	-	9
North Lanarkshire	6	30	-	22	2	60
Orkney Islands	-	-	-	-	-	-
Perth & Kinross ³	-	-	-	2	-	2
Renfrewshire	2	5	-	-	*	7
Scottish Borders	-	1	-	-	-	1
Shetland Islands	-	-	-	1	-	1
South Ayrshire	-	-	-	-	-	-
South Lanarkshire	12	4	-	-	-	16
Stirling ³	-	-	-	-	-	-
West Dunbartonshire ³	1	1	1	-	-	3
West Lothian	-	-	-	-	-	-
Scotland²	63	131	48	36	6	285

1. Mixed public and private sector funding or partnership
2. Highland did not complete a survey in 2012 and therefore Highland data is not included in this analysis.
3. From 2011 LLTNP took responsibility for surveying vacant and derelict land within the park boundaries. These sites are no longer recorded in Argyll & Bute, Perth & Kinross, Stirling and West Dunbartonshire local authority boundaries, and are separately identifiable as LLTNP from 2011. Prior to 2011, these sites were classified within the relevant local authority boundary

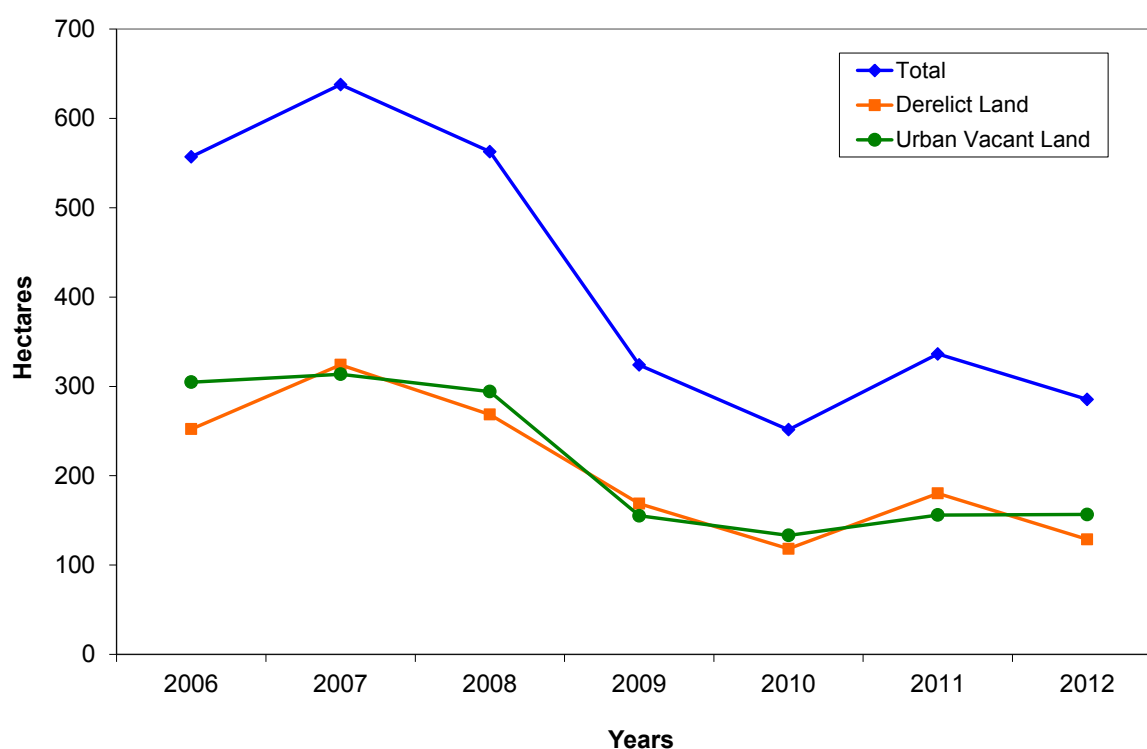
8.7 Table 20 and Chart 7 show the total amount of derelict land reclaimed and urban vacant land reused in each of the past 7 survey years. The amount of derelict land reclaimed has fluctuated over the period 2006 to 2012, with the lowest amount reclaimed in 2010 (118 hectares). For 2012 there has been an increase to 129 reclaimed hectares but for the lowest number of reclaimed sites (89). On average, 206 hectares of derelict land was reclaimed in each year between 2006 and 2012. The lowest amount of urban vacant land reused was in 2010 (133 hectares) but for 2012 there has been an increase to 157 reclaimed hectares. On average, 216 hectares of vacant land was reused each year between 2006 and 2012.

Table 20: Total Derelict and Urban Vacant Land reclaimed (Hectares), 2006-2012^{1,2,3}

	2006	2007	2008	2009	2010	2011	2012
Derelict Land (ha)	252	324	269	169	118	180	129
<i>Total Sites</i>	<i>202</i>	<i>193</i>	<i>164</i>	<i>138</i>	<i>117</i>	<i>103</i>	<i>89</i>
Urban Vacant Land (ha)	305	314	294	155	133	156	157
<i>Total Sites</i>	<i>314</i>	<i>304</i>	<i>273</i>	<i>191</i>	<i>157</i>	<i>156</i>	<i>139</i>
Total Area Reclaimed (Derelict & Urban Vacant)	557	638	563	324	251	336	285
Total Sites	516	497	437	329	274	259	228

1. Figures may not sum due to rounding.
2. See Annex Table E for details of council participation in different years.
3. During 2012, historical data on the reuse of land from the years 2006-2011 were revised to correct any revisions to the data highlighted in the 2012 survey returns. Further information on this process is available in Annex A.4

Chart 7: Total Derelict and Urban Vacant Land Reclaimed, 2006-2012



8.8 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 2005/06 financial year were Dundee City, Glasgow City and North Lanarkshire. South Lanarkshire joined the scheme in 2006/07, and Highland joined in 2008/09. To date, a total of 286 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 have so far reused 81 hectares and Glasgow City have reused 129 hectares (across 42 and 68 sites respectively) of formerly derelict and urban vacant land using the fund. Any involvement the VDLF has had with existing sites in the 2012 SVDLS (i.e. those not yet removed from the survey) is not recorded in Table 21, but will appear when the sites are bought back into use in the future.

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, 2005-2012^{1,2,3}

Local Authorities receiving Vacant and Derelict Land Funds	Derelict Land		Urban Vacant Land		Total Derelict and Urban Vacant Land	
	Area (ha)	No. of Sites	Area (ha)	No. of Sites	Area (ha)	No. of Sites
Dundee City	33	7	48	35	81	42
Glasgow City	57	44	73	24	129	68
Highland ⁴	*	1	9	3	10	4
North Lanarkshire	51	19	8	7	59	26
South Lanarkshire	5	4	2	8	8	12
TOTAL⁴	146	75	140	77	286	152

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 152 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 2012 Vacant and Derelict Land Survey (those not yet removed from the survey) is not recorded in the above table.
4. Data for Highland is carried over from the 2011 survey. A partial survey was completed – See Annex A.11.

8.10 Table 22 that shows an estimate of the number of properties situated within 500m of a site reclaimed using the VDLF, split by deprivation level has not been included in this bulletin. This is due to technical difficulties in producing the analysis. It is hoped that it will be published at a later date.

9 Other relevant sources

Policy on bringing vacant and derelict land back into productive use contributes to the Government's Purpose of increasing sustainable economic growth. Further information on this can be found at:

<http://www.scotland.gov.uk/Topics/Built-Environment/regeneration/land-issues>

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

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

10 Annex: Considerations when interpreting the data

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

A.2 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 2011). Sites that have increased in size since the previous survey or those newly identified in 2012 but highlighted as being out of use prior to 2011 are not shown in Table 16. Similarly, when part of a site is brought back into use, that part is detailed in the 'B' data set (sites brought back into use), and the part not brought back into use remains in the survey 'A' data set (vacant and derelict sites).

A.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, 2006-2011. As each local authority returned their 2012 surveys, work was also undertaken to improve the quality of the data supplied in the previous 2006 to 2011 returns. This process was done to allow for improved time series analysis. The key aspects of this work included the removal (back to 2006) of any sites identified by the local authority as being 'removed for definitional reasons' (and hence not suitable to have been included in the survey in the first place) as well as correcting historically any other revisions reported in 2012, in the main where the site size has changed, or where the site should have been included earlier than it was. Historical site-type changes are not included unless there is a specific requirement and explicit agreement is obtained for these changes to be made. The outcome of this work produced a notional national SVDLS data set for the years from 2006-2011. The results of these datasets are given throughout the tables and time series analysis of this bulletin. The SVDLS itself has been running continuously since 1993. Historical data on the amount of derelict and urban vacant land in Scotland, for the years 1996 to 2005, is shown in Annex Table A. This data has remained completely unaltered since the 2006 survey publication. Thus care should be taken when comparing 1996-2005 data in Annex Table A to 2006-2012 data shown in this bulletin. The 1996-2005 data has not been revised to correct for any revisions received after this period in data recording.

Annex Table A: Total Derelict and Urban Vacant land by local authority area, 1996-2005^{1,2,3}

Local Authority	Total Derelict and Urban Vacant Land Area (ha)									
	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Aberdeen City	190	184	184	139	129	152	152	105	139	139
Aberdeenshire	190	191	152	152	145	143	122	118	118	49
Angus	387	373	379	254	213	215	216	156	155	172
Argyll & Bute	64	55	46	46	45	45	46	46	46	28
Clackmannanshire	71	57	64	63	57	55	76	78	71	34
Dumfries & Galloway	365	371	372	364	361	364	360	358	358	225
Dundee City	282	279	288	254	254	259	247	224	237	212
East Ayrshire	564	564	568	477	441	426	355	330	319	332
East Dunbartonshire	109	113	109	100	86	86	135	123	121	120
East Lothian	261	250	236	106	139	134	127	122	86	85
East Renfrewshire	50	54	42	37	33	32	40	46	56	60
Edinburgh, City of	154	145	143	122	162	167	167	123	117	199
Eilean Siar	16	13	13	11	11	11	11	11	12	11
Falkirk	395	372	226	196	196	248	279	255	247	212
Fife	767	754	948	975	767	665	667	750	804	892
Glasgow City	1,617	1,580	1,581	1,558	1,476	1,392	1,383	1,345	1,315	1,313
Highland	813	813	813	813	813	813	1,181	1,154	1,147	1,110
Inverclyde	131	122	124	123	126	132	127	142	142	138
Midlothian	458	424	392	394	382	294	295	289	318	321
Moray	41	41	41	41	41	41	41	39	36	36
North Ayrshire	366	387	378	409	391	418	428	555	542	547
North Lanarkshire	2,757	2,366	1,957	2,021	2,021	1,938	1,603	1,509	1,321	1,341
Orkney Islands	25	25	23	38	26	22	22	18	18	42
Perth & Kinross	94	98	132	149	139	106	111	109	114	96
Renfrewshire	347	259	421	413	400	428	989	1,007	1,025	976
Scottish Borders	76	90	87	79	79	69	69	65	65	59
Shetland Islands	-	-	-	-	-	-	2	2	2	2
South Ayrshire	111	133	152	152	164	156	152	144	144	135
South Lanarkshire	747	684	662	689	702	686	651	635	604	571
Stirling	173	173	161	219	210	200	203	210	203	188
West Dunbartonshire	214	230	243	230	225	216	224	222	220	229
West Lothian	1,100	1,100	1,100	809	809	496	573	556	560	654
Scotland	12,933	12,296	12,037	11,432	11,044	10,411	11,053	10,847	10,661	10,528

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 2006-2012 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 fewer than 2,000 in population are shown separately from the rest of the bulletin in Annex Table B below.

Annex Table B: Vacant Land within Settlements of under 2,000 in population, 2012^{1,2,3}

Local Authority	Area (ha)	No. of Sites
Aberdeenshire	206	6
Angus	2	1
East Ayrshire	19	8
Edinburgh, City of	19	8
Falkirk	1	2
Fife	8	6
Highland ³	*	1
Moray	2	3
North Ayrshire	18	17
North Lanarkshire	10	4
Perth & Kinross	2	3
Scottish Borders	6	4
South Ayrshire	2	4
South Lanarkshire	8	9
Scotland³	302	76

1. Figures may not sum due to rounding.
2. Authorities included in this table are the only ones with any surveyed vacant land in small settlements.
3. Data for Highland is carried over from the 2011 survey. A partial survey was completed – See Annex A.11.

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, or do not contain any settlements of under 2,000 in population according to local plans (i.e. Aberdeen City).

It is estimated that approximately 13,000 hectares of land within settlements of under 2,000 in population were surveyed for vacant land in Scotland during 2012. From this area, local authorities reported a total of 302 hectares of vacant land across 76 sites. Aberdeenshire had the highest amount of reported land within settlements of under 2,000 in population, with 206 hectares across 6 sites – this includes a site at the former Edzell air base (200 hectares).

Of the 81 sites (297 hectares) of vacant land in settlements of under 2,000 in population reported in 2011, 6 sites (8 hectares) were brought back into productive use and 2 sites (0.2 hectares) was re-classified within a large settlement.

Annex Table C: Derelict Land as a percentage of total area by local authority area, 2012^{1,2}

Local Authority	Total Derelict Land (ha)	Total Area (ha) ³	% of Local Authority Derelict
Aberdeen City	26	18,576	0.1
Aberdeenshire	35	631,259	0.0
Angus	123	218,178	0.1
Argyll & Bute ⁴	9	690,899	0.0
Clackmannanshire	11	15,864	0.1
Dumfries & Galloway	455	642,601	0.1
Dundee City	14	5,983	0.2
East Ayrshire	280	126,216	0.2
East Dunbartonshire	77	17,461	0.4
East Lothian	38	67,918	0.1
East Renfrewshire	40	17,379	0.2
Edinburgh, City of	110	26,373	0.4
Eilean Siar	1	307,094	0.0
Falkirk	79	29,737	0.3
Fife	759	132,486	0.6
Glasgow City	656	17,549	3.7
Highland	1,017	2,565,934	0.0
Inverclyde	24	16,046	0.1
Loch Lomond & the Trossachs ^{4,5}	22	186,340	0.0
Midlothian	253	35,369	0.7
Moray	2	223,756	0.0
North Ayrshire	1,125	88,539	1.3
North Lanarkshire	1,142	46,981	2.4
Orkney Islands	44	98,990	0.0
Perth & Kinross ⁴	39	528,581	0.0
Renfrewshire	794	26,109	3.0
Scottish Borders	58	473,176	0.0
Shetland Islands	7	146,648	0.0
South Ayrshire	70	122,199	0.1
South Lanarkshire	358	177,193	0.2
Stirling ⁴	137	218,735	0.1
West Dunbartonshire ⁴	179	15,890	1.1
West Lothian	559	42,733	1.3
Scotland⁵	8,543	7,792,452	0.1

1. Figures may not sum due to rounding.
2. Data for Highland is carried over from the 2011 survey. A partial survey was completed – See Annex A.11.
3. Land areas used to calculate the amount 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, 29th April, 2001.
4. From 2011 LLTNP took responsibility for surveying vacant and derelict land within the park boundaries. These sites are no longer recorded in Argyll & Bute, Perth & Kinross, Stirling and West Dunbartonshire local authority boundaries, and are separately identifiable as LLTNP from 2011. Prior to 2011, these sites were classified within the relevant local authority boundary.
5. Although the land area for LLTNP is separately identified it is also included within the land area for the relevant local authorities that overlap the park. Therefore the total land area for Scotland does not include this separately identified land area for LLTNP.

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 2012 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 21 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 population that lives within a certain distance of derelict land, a national data set was constructed that estimated the population of each property identified as likely to be residential in Ordnance Survey’s 2012 Address-Point data set. Average household size figures were calculated by dividing National Records of Scotland’s (NRS) census population by census household counts at the Census Output Area (COA) level. All records in Address-Point 2012 that were identified as likely to be residential were assigned an estimated household size figure based on the average household size of the COA they fall within (their unit-postcodes being used to link with a COA from NRS’s geographic index dataset by way of Royal Mail’s 2012 Postcode Index File).

To ensure consistency with previously published population estimates, the latest available small-area estimates of population by NRS (in this case datazones for 2011) 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 30.9% of the population of Scotland live within 500m of a derelict site in 2012. 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 2012) 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 2012 Scottish Index of Multiple Deprivation Project (the results of which were published in December 2012). The SIMD 2012 project identifies small area concentrations of multiple deprivation across all of Scotland. It contains 38 indicators in seven domains: Current Income, Employment, Health, Education, Skills and Training, Geographic Access to Services, Housing and Crime. Sites in the SVDLS are identified as being located within Scotland’s most deprived areas if their grid co-

ordinate point (i.e. the centre of the site) falls within a 15% most deprived datazone. Care should be taken with this data as there could be instances of some sites (especially the larger ones) crossing datazone boundaries, hence part of the site may be in a 15% most deprived datazone, whilst the other part could be outwith. Further information on the SIMD 2012 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. Table 22 provides an estimate of the number of properties within 500m of a site reclaimed using the Scottish Government's Vacant and Derelict Land Fund (VDLF). This table has not been included in this bulletin due to technical difficulties but it is hoped that it will be published at a later date. To calculate this data, each of the 152 sites reclaimed to date has 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 is identified. These properties are then aggregated up to give a total figure for each of the VDLF local authorities. Further analysis is then run to determine whether properties are located within a datazone that SIMD 2012 identifies as being in the 15% most deprived in Scotland.

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 2006-2011 (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, 64 hectares of land were removed from the survey for definitional reasons. SVDLS guidance documents can be found at:

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

Annex Table D: Sites removed for definitional reasons, by local authority area, 2012^{1,2}

Local Authority	Derelict Land		Urban Vacant Land		Total Derelict and Urban Vacant Land	
	Area (ha)	No. of Sites	Area (ha)	No. of Sites	Area (ha)	No. of Sites
Argyll & Bute	-	-	1	2	1	2
Glasgow City	-	-	2	3	2	3
Inverclyde	1	2	2	3	3	5
North Lanarkshire	25	16	12	13	37	29
Renfrewshire	-	-	*	2	*	2
Scottish Borders	8	4	2	1	10	5
South Lanarkshire	9	2	-	-	9	2
West Dunbartonshire	2	4	-	-	2	4
Scotland	44	28	20	24	64	52

1. Figures may not sum due to rounding.
2. As well as sites removed for definitional reasons, this table includes sites split/amalgamated and naturalised.

A.11 Land surveyed by Highland Council. Due to the large area of land covered by Highland council, a partial survey was carried out in each year between 2002 and 2005 (inclusive). Only derelict and urban vacant sites within settlements containing a population of 2,000 or over and derelict sites within the Inner Moray Firth area were surveyed. In 2006, the (then) Scottish Executive let a contract to consultants to survey derelict sites in outlying parts of Highland council area. This was the first time since 1993 that derelict sites were surveyed in the outlying areas of Highland council. Overall it meant that a complete survey was carried out in Highland during 2006 (in terms of what was presented in the main part of the 2006 bulletin on derelict and urban vacant land). Highland council surveyed all settlements of over 2,000 in population for derelict and urban vacant land and the Inner Moray Firth area for derelict land, the consultants surveyed the remaining outer rural areas for derelict land. In 2007 the previous practice was resumed with Highland council surveying for land within settlements containing a population of 2,000 or over and derelict sites within the Inner Moray Firth area. The 2006 results of the consultants' work in most of the outer rural parts of Highland council were brought forward as the best possible estimate for 2011.

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.

A.13 Land surveyed by Loch Lomond and the Trossachs National Park Authority. In 2010 it was decided that Loch Lomond would take responsibility for surveying vacant and derelict land within the park's boundaries – this task had previously fallen to the local authorities that overlap the park. The authority was unable to complete a full survey of the park area for 2010, so the figures were included as part of the relevant local authorities as before. However, summary figures were published in Annex E of the 2010 SVDLS bulletin. For 2011 and 2012 LLTNP's figures have been presented in their own right in the main body of the bulletin.

Local authority participation

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

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

Non-participating councils are identified for each year since 1996 in Annex Table E.

Annex Table E: Local Authorities NOT participating in the survey, 1996-2012

Local Authority	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Aberdeen City			x				x										
Aberdeenshire									x				x				
Angus																	
Argyll & Bute ⁴				x				x	x								
Clackmannanshire																	
Dumfries & Galloway	x																
Dundee City		x			x												
East Ayrshire	x	x	1										x				
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	2	2	2	2	x
Inverclyde																	
Loch Lomond & the Trossachs ⁴	x	x	x	x	x	x	x	x	x	x	x	x	x	x	3		
Midlothian	x																
Moray		x	x	x		x		x					x				
North Ayrshire							x										
North Lanarkshire																	
Orkney Islands																	
Perth & Kinross ⁴																	
Renfrewshire																	
Scottish Borders					x			x	x	x							
Shetland Islands								x									
South Ayrshire				x					x		x						
South Lanarkshire																	
Stirling ⁴		x															
West Dunbartonshire ⁴																	
West Lothian	x	x	x		x												

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

A.15 Revisions policy. This policy has been developed in accordance with the UK Statistics Authority Code of practice for Official Statistics (<http://www.scotland.gov.uk/Topics/Statistics/About/NatStats>) and the Scottish Government Revisions Policy (<http://www.scotland.gov.uk/Topics/Statistics/About/CPSonRevisionsCorrections/Q/EditMode/on/ForceUpdate/on>).

There are two types of revisions that this policy covers.

1. Scheduled Revisions:

Changes to the component data sources used in the statistical release will be incorporated in the next scheduled release. All figures which are expected to be revised will be clearly marked as provisional and an indication given of when revisions are expected to be published. If possible an indication of the possible scale and nature of likely revisions will be given. On publication of revisions, all relevant releases will clearly indicate where a revision has occurred and the reasons why.

In order to enable up to date information to be included, each annual return can be updated at any time after the initial publication of the figures for that year. Every year, as well as releasing figures for the latest year, we revise the previous years back to 2006 to incorporate any data that came in shortly after the previous data collection period. Data prior to 2006 will not be revised.

Local authorities return an annual snap shot of vacant and derelict sites. These are used to compile a consistent time series. The main reasons for revisions are:

- Local authorities may not update all historic site information every survey, consequently some site information may not be current. Changes to site details will be revised back to the time the change occurred (rather than when it was reported);
- 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. Sites may not be known to a local authority in the year they become vacant or derelict and will be reported when the local authority becomes aware of them.
- Sites may be removed for definitional reasons, as work is undertaken to improve the quality of the data supplied. In this case the site is removed from the entire time series.

All other revisions to historic data (all data older than that currently due for revision) should only be made where there is a substantial revision, such as a change in methodology or definition.

2. Non-scheduled Revisions

If an error occurred as a result of the compilation, imputation or dissemination process, consideration will be given to:

- The importance of the statistic e.g. is it a headline figure or being used in significant ways?
- The size of the mistake particularly relative to any stated levels of accuracy
- The recipients of the mistake
- The consequences of the mistake – does it alter the main message of the statistics or any likely use?

Minor errors will be corrected in the next edition of the publication. The correction will be made clear and reasons explained.

For substantial errors we will:

- Correct the material on the website, making clear that this has been done.
- Notify users of any substantial errors or errors which could affect their own work.
- Where errors have been identified that will take time to correct advance notice should be given if possible with the expected release date and an indication of possible scale.

In the case of major corrections we will also issue a formal Statistical News Release subject to the normal procedures for such releases.

A.16 Uses of the data: The main purpose of the statistics is to provide a national data source to inform the programming of rehabilitation, planning and reuse of urban vacant and derelict sites. The statistics are used to inform development and evaluation of rehabilitation and reuse of vacant and derelict land policy by central and local government. Main uses are:

1. Provide the evidence base for monitoring the extent and state of urban vacant and derelict land, the remediation of vacant and derelict land and progress in bringing it into re-use. The statistics are also used by the Scottish Government to allocate and monitor the impact of the Vacant and Derelict Land Fund. The VDLF is one of three elements of the Capital Investment Fund which provides support for physical development such as land remediation, enabling infrastructure, and support for town centres.
2. Informing Statutory Documents – the statistics provide evidence for developing the Local Development Plan, Local Housing Strategy and Strategic Housing Investment Plan. The SVDLS provides evidence for identifying the provision of land for the housing component of the development plan.
3. Land Remediation relief – the Scottish Government feed into the UK Government's land remediation relief, which looks at providing incentives for the remediation of brownfield land.
4. Regeneration – the site register is used by the Urban Regeneration Companies to identify sites for regeneration. In addition it has been used in research papers, such as "Recession And Regeneration: The Impact Of The Economic Downturn On The Delivery Of Physical Regeneration" (an internal discussion document).
5. Non-domestic rates – evidence to feed into the discussion on potential income generated from vacant and derelict land becoming subject to non-domestic business rates.
6. National Brownfield Forum – this is a UK forum (jointly chaired between DCLG and DeFRA), looking at the remediation of brownfield land with a focus on high level policy issues.

7. Environmental Industries Commission – the Minister presents a range of information annually to this Commission, including statistics on vacant and derelict land and progress towards bringing this into re-use.
8. The statistics provide evidence to respond to questions from Ministers, local authorities, and the external stakeholders, developers and the media.

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ISSN 0264-1143 ISBN 978-1-78256-368-6

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APS Group Scotland
DPPAS13889 (01/13)