



# Statistical Bulletin

## Planning Series

A National Statistics Publication for Scotland

PLG/2012/1

Published January 2012



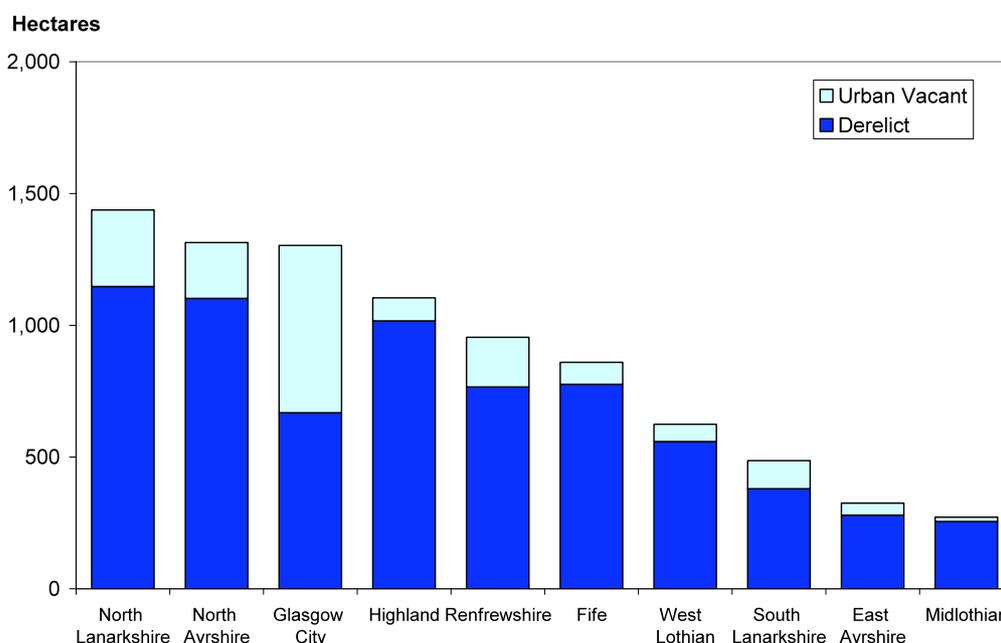
### Scottish Vacant and Derelict Land Survey 2011

#### 1 Background to the Survey

1.1 This bulletin presents a summary of results from the 2011 Scottish Vacant and Derelict Land Survey (SVDLS). It is the 20th survey in a series including the first pilot study in 1988, the first completed survey in 1990, and enhanced surveys conducted annually since 1993. The survey is the only national data source for vacant and derelict land.

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

#### Chart 1: Local Authorities with the highest amount of Derelict and Urban Vacant land, 2011



1.3 During the collection of the 2011 survey, previous survey returns for the years 2005 to 2010 were revised to remove sites that had been taken out of the survey for definitional reasons. Revised data received from local authorities for the period 2005 – 2010 highlighted in the 2011 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 2004.

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## Presentation of figures in the bulletin

Throughout the bulletin:

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

## Availability of the bulletin

A copy of this bulletin and a set of tables in Excel format can be found on the Planning Statistics page of the Scottish Government Web site at:

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

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

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

## 2 Summary

2.1 The following main points emerge from the 2011 survey:

- There were 10,809 hectares of derelict and urban vacant land recorded in the 2011 survey, of which 2,513 hectares (23%) were classified as urban vacant and 8,297 hectares were classified as derelict (77%).
- Since 2005, there has been an increase of 281 hectares in the total amount of derelict and urban vacant land recorded in the survey, from 10,528 hectares in 2005 to 10,809 hectares in 2011. This is attributable to the land that has been brought back into productive use or removed due to naturalisation being balanced by a small number of large sites falling out of use.
- Since 2005, an average of 488 hectares of derelict and urban vacant land was brought back into use each year. The 2011 survey recorded 336 hectares of derelict and urban vacant land being reused since 2010.
- The local authority with the highest amount of recorded derelict and urban vacant land is North Lanarkshire, containing 1,438 hectares (13% of Scotland total). North Ayrshire has the second highest amount with 1,314 hectares (12% of Scotland total). Glasgow City is third with 1,303 hectares (12%).

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. Since 2009, all local authorities have provided data each year. Prior to this, not all local authorities fully participated. Annex Table E records local authority annual participation in the survey. 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 2011, we received data from every authority.

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. 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.

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

2.5 Table 1 shows that in 2011 there were 10,809 hectares of derelict and urban vacant land, of which 77% was classified as derelict (8,297 hectares). Six councils (North Lanarkshire, North Ayrshire, Glasgow City, Highland, Renfrewshire and Fife) together contain 65% of all recorded derelict and urban vacant land.

2.6 4,037 sites were recorded in the 2011 survey. The 12 largest sites in Scotland collectively account for 27% 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), a former opencast site by Kinglassie in Fife (305 hectares) and Ravenscraig East in North Lanarkshire (144 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.

2.7 This bulletin separately identifies urban vacant and derelict land within the Loch Lomond and Trossachs National Park Authority (LLTNP). 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 is not directly comparable with that for previous years, as those sites falling within the LLTNP are separately identified in 2011.

**Table 1: Derelict and Urban Vacant land by local authority area, 2011<sup>1</sup>**

Local Authority	Derelict Land			Urban Vacant Land			Total Derelict and Urban Vacant Land		
	Area (ha)	% of Derelict Land (by Area) <sup>2</sup>	No. of Sites	Area (ha)	% of Urban Vacant Land (by Area) <sup>2</sup>	No. of Sites	Area (ha)	% of Total V&D Land (by Area) <sup>2</sup>	No. of Sites
Aberdeen City	20	*	25	30	1	17	50	*	42
Aberdeenshire	35	*	20	32	1	30	67	1	50
Angus	116	1	27	50	2	19	165	2	46
Argyll & Bute <sup>4</sup>	9	*	11	20	1	24	28	*	35
Clackmannanshire	14	*	8	16	1	9	29	*	17
Dumfries & Galloway	200	2	29	12	*	15	212	2	44
Dundee City	14	*	15	184	7	172	198	2	187
East Ayrshire	280	3	75	46	2	48	325	3	123
East Dunbartonshire	48	1	16	14	1	13	62	1	29
East Lothian	54	1	25	6	*	12	60	1	37
East Renfrewshire	38	*	25	17	1	15	55	1	40
Edinburgh, City of	123	1	46	86	3	55	209	2	101
Eilean Siar	1	*	4	9	*	5	10	*	9
Falkirk	79	1	28	60	2	45	140	1	73
Fife	776	9	150	83	3	58	859	8	208
Glasgow City	668	8	308	635	25	617	1,303	12	925
Highland <sup>3</sup>	1,017	12	144	87	3	107	1,104	10	251
Inverclyde	25	*	29	98	4	87	123	1	116
Loch Lomond & the Trossachs <sup>4</sup>	23	*	13	8	*	8	31	*	21
Midlothian	255	3	67	17	1	11	272	3	78
Moray	2	*	4	22	1	26	24	*	30
North Ayrshire	1,102	13	133	212	8	119	1,314	12	252
North Lanarkshire	1,147	14	277	290	12	195	1,438	13	472
Orkney Islands	44	1	13	1	*	4	45	*	17
Perth & Kinross <sup>4</sup>	41	1	37	9	*	10	50	*	47
Renfrewshire	766	9	42	188	7	142	955	9	184
Scottish Borders	66	1	76	31	1	22	97	1	98
Shetland Islands	7	*	7	2	*	5	9	*	12
South Ayrshire	70	1	23	26	1	17	96	1	40
South Lanarkshire	380	5	117	107	4	114	487	5	231
Stirling <sup>4</sup>	136	2	21	34	1	29	170	2	50
West Dunbartonshire <sup>4</sup>	181	2	78	18	1	16	198	2	94
West Lothian	559	7	58	66	3	20	624	6	78
<b>Scotland</b>	<b>8,297</b>	<b>100</b>	<b>1,951</b>	<b>2,513</b>	<b>100</b>	<b>2,086</b>	<b>10,809</b>	<b>100</b>	<b>4,037</b>

1. Figures may not sum due to rounding.
2. As a percentage of the total vacant/derelict land recorded in Scotland.
3. A partial survey was completed for Highland – See Annex A.11.
4. In 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 in 2011. In previous years, these sites were classified within the relevant local authority boundary.

2.8 The distribution of derelict and urban vacant land by Enterprise Region is shown in Table 2. The region with the most derelict and urban vacant land is West Central Scotland (6,370 hectares, or 59% of the total for Scotland).

2.9 Table 2 also shows that there are 51 hectares of urban vacant and derelict land located within Scotland's National Parks (20 hectares in Cairngorms and 31 hectares in Loch Lomond and The Trossachs).

**Table 2: Derelict and Urban Vacant land by Enterprise Region, 2011<sup>1,2</sup>**  
**Derelict and Urban Vacant land located within Scotland's National Parks, 2011<sup>1,2</sup>**

Enterprise Region	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
South of Scotland	266	3	105	43	2	37	309	3	142
Aberdeen City & Shire	55	1	45	62	2	47	116	1	92
East & Central Scotland	2,009	24	411	371	15	245	2,380	22	656
West Central Scotland	4,717	57	1,128	1,654	66	1,385	6,370	59	2,513
Tayside	172	2	79	242	10	201	414	4	280
<b>Scottish Enterprise</b>	<b>7,218</b>	<b>87</b>	<b>1,768</b>	<b>2,372</b>	<b>94</b>	<b>1,915</b>	<b>9,589</b>	<b>89</b>	<b>3,683</b>
Highlands & Islands Enterprise	1,079	13	183	141	6	171	1,220	11	354
<b>Scotland</b>	<b>8,297</b>	<b>100</b>	<b>1,951</b>	<b>2,513</b>	<b>100</b>	<b>2,086</b>	<b>10,809</b>	<b>100</b>	<b>4,037</b>
Cairngorms	17	42	10	3	27	5	20	38	15
Loch Lomond & the Trossachs	23	58	13	8	73	8	31	62	21
<b>National Park</b>	<b>39</b>	<b>100</b>	<b>23</b>	<b>11</b>	<b>100</b>	<b>13</b>	<b>51</b>	<b>100</b>	<b>36</b>

1. Figures may not sum due to rounding.
2. A partial survey was completed for Highland – See Annex A.11.

2.10 Table 3 shows the area of recorded derelict and urban vacant land in the years 2005-2011. 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.

2.11 The period covered by the most recent survey (2011) showed a net decrease of 47 hectares in Scotland's total amount of derelict and urban vacant land, from 10,857 hectares in 2010 to 10,809 hectares in 2011. This follows a decrease of 15 hectares in derelict and urban vacant land recorded in 2010.

2.12 Overall, the total amount of derelict and urban vacant land in Scotland has shown a net increase of 3% since 2005 (from 10,528 hectares in 2005 to 10,809 hectares in 2011). 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 2005-2011 is much more varied by council. 24 councils had decreases in levels of recorded derelict and urban vacant land, including Aberdeen City (down 64%), East Dunbartonshire (down 48%), Perth & Kinross (down 48%) and Moray (down 35%). 7 councils have more recorded derelict and urban vacant land in 2011 than they did in 2005. This includes North Ayrshire (up 140%), Scottish Borders (up 65%) and

Aberdeenshire (up 35%). Some of the larger percentage changes for certain councils (for example the Shetland Islands) are due to there only being a small base of recorded land in 2005.

**Table 3: Total Derelict and Urban Vacant land by local authority area, 2005-2011<sup>1,2,3</sup>**

Local Authority	Total Derelict and Urban Vacant Land Area (ha)							% Change 2005-2011 <sup>5</sup>
	2005	2006	2007	2008	2009	2010	2011	
Aberdeen City	139	78	62	53	57	60	50	-64%
Aberdeenshire	49	78	91	91	66	66	67	35%
Angus	172	162	166	166	163	170	165	-4%
Argyll & Bute <sup>4</sup>	28	82	61	40	33	29	28	0%
Clackmannanshire	34	34	30	38	32	28	29	-13%
Dumfries & Galloway	225	225	217	208	218	213	212	-6%
Dundee City	212	234	219	206	211	225	198	-7%
East Ayrshire	332	323	319	319	329	329	325	-2%
East Dunbartonshire	120	115	85	77	70	69	62	-48%
East Lothian	85	71	62	62	63	63	60	-29%
East Renfrewshire	60	57	56	54	53	55	55	-9%
Edinburgh, City of	199	194	204	220	217	207	209	5%
Eilean Siar	11	11	11	11	11	10	10	-7%
Falkirk	212	208	147	141	138	140	140	-34%
Fife	892	882	857	834	825	819	859	-4%
Glasgow City	1,313	1,286	1,267	1,327	1,350	1,324	1,303	-1%
Highland	1,110	1,071	1,056	1,051	1,037	1,102	1,104	-1%
Inverclyde	138	125	106	126	122	122	123	-10%
Loch Lomond & the Trossachs <sup>4</sup>							31	
Midlothian	321	305	288	282	280	274	272	-15%
Moray	36	34	33	33	32	32	24	-35%
North Ayrshire	547	1,181	1,256	1,276	1,298	1,293	1,314	140%
North Lanarkshire	1,341	1,353	1,367	1,364	1,480	1,455	1,438	7%
Orkney Islands	42	42	42	41	41	44	45	7%
Perth & Kinross <sup>4</sup>	96	88	78	41	52	50	50	-48%
Renfrewshire	976	959	950	940	962	963	955	-2%
Scottish Borders	59	55	111	92	103	101	97	65%
Shetland Islands	2	9	9	9	9	9	9	315%
South Ayrshire	135	135	123	114	87	95	96	-29%
South Lanarkshire	571	538	523	524	521	511	487	-15%
Stirling <sup>4</sup>	188	182	166	164	169	170	170	-10%
West Dunbartonshire <sup>4</sup>	229	241	226	222	218	207	198	-13%
West Lothian	654	657	632	622	624	624	624	-4%
<b>Scotland</b>	<b>10,528</b>	<b>11,016</b>	<b>10,821</b>	<b>10,747</b>	<b>10,872</b>	<b>10,857</b>	<b>10,809</b>	<b>3%</b>

1. Figures may not sum due to rounding.
2. See Annex Table E for details of council participation in different years.
3. During 2011, historical data for the years 2005-2010 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 1996-2004.
4. In 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 in 2011. In previous years, these sites were classified within the relevant local authority boundary.
5. Previous SVDLS bulletins have used 2002 instead of 2005 as the base year for percentage change and so these percentages should not be compared with those in previous bulletins.

### 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 unremedied previous use which could constrain future development.

**Table 4 : Total Derelict land by local authority area, 2005-2011<sup>1,2,3</sup>**

Local Authority	Total Derelict land Area (ha)							% Change 2005-2011 <sup>5</sup>
	2005	2006	2007	2008	2009	2010	2011	
Aberdeen City	60	26	27	30	29	21	20	-67%
Aberdeenshire	36	51	51	51	38	37	35	-3%
Angus	118	114	111	113	112	117	116	-2%
Argyll & Bute <sup>4</sup>	7	6	7	7	6	9	9	16%
Clackmannanshire	12	12	11	11	11	11	14	11%
Dumfries & Galloway	212	212	205	197	204	200	200	-6%
Dundee City	39	42	42	42	40	37	14	-63%
East Ayrshire	287	284	282	282	282	282	280	-2%
East Dunbartonshire	92	87	57	57	55	55	48	-48%
East Lothian	75	64	58	58	58	58	54	-27%
East Renfrewshire	40	38	36	36	37	37	38	-5%
Edinburgh, City of	108	109	121	124	130	121	123	13%
Eilean Siar	1	1	1	1	1	1	1	0%
Falkirk	106	111	97	93	90	75	79	-25%
Fife	769	772	770	737	742	740	776	1%
Glasgow City	750	691	698	722	718	691	668	-11%
Highland	935	922	939	949	943	1,016	1,017	9%
Inverclyde	63	40	26	24	24	24	25	-60%
Loch Lomond & the Trossachs <sup>4</sup>							23	
Midlothian	287	279	267	261	260	259	255	-11%
Moray	7	7	7	7	7	3	2	-71%
North Ayrshire	345	982	1,043	1,071	1,091	1,091	1,102	219%
North Lanarkshire	1,025	1,049	1,069	1,079	1,138	1,126	1,147	12%
Orkney Islands	41	40	40	40	40	42	44	8%
Perth & Kinross <sup>4</sup>	68	71	56	30	41	40	41	-39%
Renfrewshire	780	764	767	763	767	765	766	-2%
Scottish Borders	44	49	96	78	73	69	66	51%
Shetland Islands	1	7	7	7	7	7	7	432%
South Ayrshire	117	117	106	100	73	71	70	-40%
South Lanarkshire	435	416	402	386	388	388	380	-13%
Stirling <sup>4</sup>	159	154	141	139	138	138	136	-15%
West Dunbartonshire <sup>4</sup>	197	210	199	195	196	187	181	-8%
West Lothian	595	599	569	557	558	558	559	-6%
<b>Scotland</b>	<b>7,811</b>	<b>8,326</b>	<b>8,308</b>	<b>8,248</b>	<b>8,297</b>	<b>8,278</b>	<b>8,297</b>	<b>6%</b>

1. Figures may not sum due to rounding.
2. See Annex Table E for details of council participation in different years.
3. During 2011, historical data for the years 2005-2010 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 1996-2004.
4. In 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 in 2011. In previous years, these sites were classified within the relevant local authority boundary.
5. Previous SVDLS bulletins have used 2002 instead of 2005 as the base year 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 2005-2011, split by local authority. It should be noted that a small number of councils did not participate in every survey between 2005-2011. 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 increase of 486 hectares (6%), from 7,811 hectares in 2005 to 8,297 hectares by 2011. This increase is largely driven by the increase in North Ayrshire (219%), and excluding North Ayrshire, the other authorities have recorded a net decrease of 271 hectares. Some councils have seen large percentage decreases (for example Aberdeen City, down 67%) whereas others have seen increases in levels of derelict land (for example Scottish Borders, up 51%). Some of the larger percentage changes for certain councils (for example the Shetland Islands and Moray) are due to there only being a small base of recorded land in 2005.

3.4 The six councils recording the highest amount of derelict land are North Lanarkshire (1,147 ha) North Ayrshire (1,102 ha), Highland (1,017 ha), Fife (776 ha), Renfrewshire (766 ha) and Glasgow City (668 ha). Together these councils account for 66% of all derelict land recorded in 2011.

3.5 Out of these 6 councils, North Ayrshire has had the most obvious increase in its amount of derelict land since 2005, from 345 hectares in 2005 to 1,102 hectares in 2011. This is largely due to a small number of very large sites at Ardeer becoming derelict in 2006. Scottish Borders also showed a large increase (of 51%) in this period, but in recent years has declined from a peak in 2007.

3.6 Looking at the other councils, the trend in North Lanarkshire has shown a gradual increase since 2005 leading to an overall 12% increase in derelict land between 2005 and 2011. Renfrewshire dropped from 780 hectares to 766 hectares (down 2%), Highland from 935 hectares to 1,017 hectares (up 9%) and Glasgow City from 750 hectares to 668 hectares (down 11%).

3.7 Table 5 shows the number, location and average size of derelict sites by local authority in 2011. The average size of a derelict site in Scotland is 4.3 hectares. 75% of all Scotland's derelict sites are found within a settlement. The remaining 25% 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 10.3 hectares, whereas the average size of a settlement-based derelict site is only 2.3 hectares. 4,931 hectares of derelict *land* is currently located within the countryside. This is 59% of total derelict land in Scotland, whereas the remaining 41% (3,365 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 17%, and without it they would average 8.9 hectares.

3.8 Glasgow City has the largest number of settlement-based derelict *sites* with 297 recorded in 2011. North Lanarkshire has the highest amount of derelict *land* recorded within settlements in 2011 (706 hectares). This accounts for 21% of all settlement-based derelict land.

3.9 North Lanarkshire has the largest number of countryside-based derelict sites with 73 recorded in 2011. North Ayrshire, Renfrewshire and Highland collectively account for 47% of all countryside-based derelict land. This is due mainly to the presence of some very large derelict sites, namely the aforementioned Former Royal Ordnance site at Bishopton (708 hectares), the Ardeer sites in North Ayrshire (574 hectares) and the Fearn/Fendom Airfields in Highland (collectively 681 hectares).

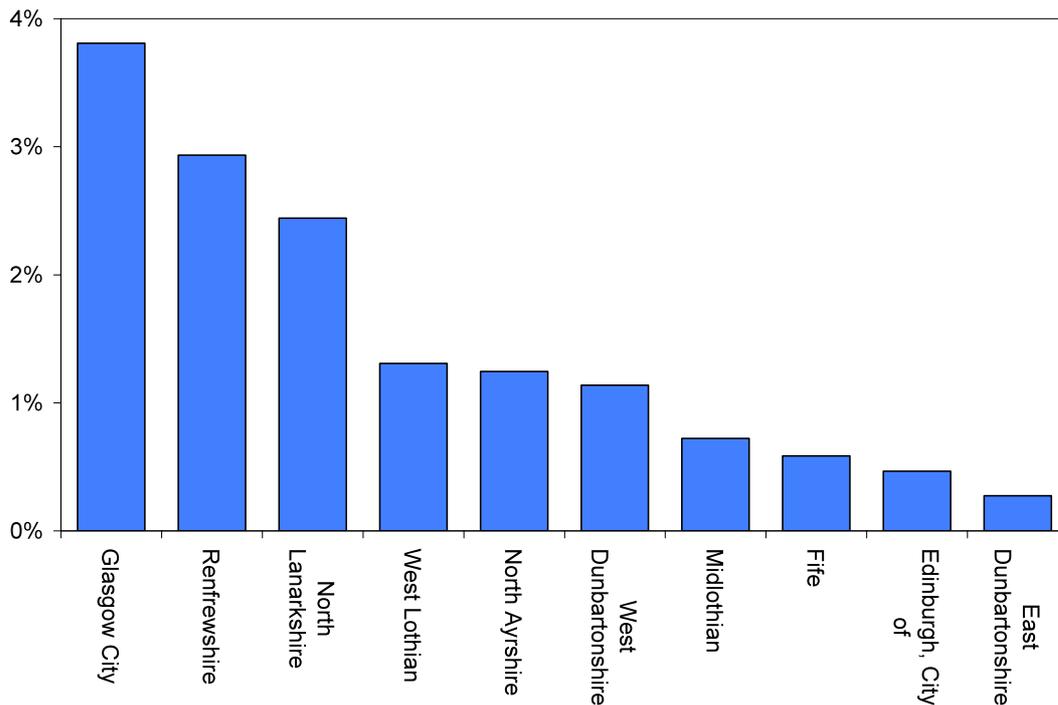
**Table 5: Location of Derelict sites by local authority and average site size, 2011<sup>1,2,3</sup>**

Local Authority	In a Settlement					In the Countryside					All Derelict Land		
	Area (ha)	% of LA's sites in settlements (by Area)	No of Sites	Average Site Size	% of Scottish sites in settlements (by Area) <sup>4</sup>	Area (ha)	% of LA's sites in the Countryside (by Area)	No of Sites	Average Site Size	% of Scottish sites in the Countryside (by Area) <sup>5</sup>	Area (ha)	No of Sites	Average Site Size
Aberdeen City	19	95	24	0.8	1	1	5	1	1.1	*	20	25	0.8
Aberdeenshire	21	61	18	1.2	1	13	39	2	6.7	*	35	20	1.7
Angus	20	18	9	2.3	1	95	82	18	5.3	2	116	27	4.3
Argyll & Bute <sup>6</sup>	9	100	11	0.8	*	-	-	-	-	-	9	11	0.8
Clackmannanshire	14	100	8	1.7	*	-	-	-	-	-	14	8	1.7
Dumfries & Galloway	24	12	23	1.0	1	177	88	6	29.4	4	200	29	6.9
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	76	11	3.3	1	12	24	5	2.3	*	48	16	3.0
East Lothian	8	15	9	0.9	*	46	85	16	2.9	1	54	25	2.2
East Renfrewshire	35	92	22	1.6	1	3	8	3	1.0	*	38	25	1.5
Edinburgh, City of	121	99	45	2.7	4	2	1	1	1.8	*	123	46	2.7
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	236	30	96	2.5	7	540	70	54	10.0	11	776	150	5.2
Glasgow City	600	90	297	2.0	18	69	10	11	6.2	1	668	308	2.2
Highland	205	20	108	1.9	6	812	80	36	22.6	16	1,017	144	7.1
Inverclyde	24	95	28	0.9	1	1	5	1	1.4	*	25	29	0.9
Loch Lomond & the Trossachs <sup>6</sup>	23	100	13	1.8	1	-	-	-	-	-	23	13	1.8
Midlothian	15	6	16	0.9	*	240	94	51	4.7	5	255	67	3.8
Moray	2	100	4	0.5	*	-	-	-	-	-	2	4	0.5
North Ayrshire	324	29	92	3.5	10	778	71	41	19.0	16	1,102	133	8.3
North Lanarkshire	706	62	204	3.5	21	442	38	73	6.0	9	1,147	277	4.1
Orkney Islands	9	20	10	0.9	*	35	80	3	11.7	1	44	13	3.4
Perth & Kinross <sup>6</sup>	31	75	30	1.0	1	10	25	7	1.5	*	41	37	1.1
Renfrewshire	58	8	41	1.4	2	708	92	1	708.3	14	766	42	18.2
Scottish Borders	47	72	66	0.7	1	18	28	10	1.8	*	66	76	0.9
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	155	41	77	2.0	5	225	59	40	5.6	5	380	117	3.2
Stirling <sup>6</sup>	24	18	11	2.2	1	112	82	10	11.2	2	136	21	6.5
West Dunbartonshire <sup>6</sup>	181	100	78	2.3	5	-	-	-	-	-	181	78	2.3
West Lothian	247	44	24	10.3	7	312	56	34	9.2	6	559	58	9.6
<b>Scotland</b>	<b>3,365</b>	<b>41</b>	<b>1,473</b>	<b>2.3</b>	<b>100</b>	<b>4,931</b>	<b>59</b>	<b>478</b>	<b>10.3</b>	<b>100</b>	<b>8,297</b>	<b>1,951</b>	<b>4.3</b>

1. Figures may not sum due to rounding.
2. A partial survey was completed for Highland – See Annex A.11.
3. Settlements as defined by Local Authorities in their latest council approved local plans (see Annex Section A.5).
4. As a percentage of the total amount of derelict land that is within a settlement in Scotland.
5. As a percentage of the total amount of derelict land that is within the countryside in Scotland.
6. In 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 in 2011. In previous years, these sites were classified within the relevant local authority boundary.

3.10 Chart 2 below 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 3.8% of Glasgow City's total land area is derelict. The comparative figures for the next highest councils are 2.9% in Renfrewshire, 2.4% in North Lanarkshire, 1.3% in West Lothian, 1.2% 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, 2011**



3.11 Table 6 shows the characteristics of derelict land in Scotland during 2011. Of the 1,951 derelict sites recorded in the 2011 survey 1,435 (74%) were given a characteristic. In terms of land the response rate is higher, with 6,539 out of 8,297 hectares of derelict land classified by characteristic (79%).

3.12 Table 6 also shows the variation in the characteristics of derelict land (for the 79% of land that has been classified by characteristic). 31% of this derelict land (2,058 hectares and 191 sites) is recorded as having both building remains and possible left over chemicals/substances. A further 19% of derelict land (1,217 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 10% 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 503 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, 2011<sup>1,2</sup>**

Derelict Characteristics	Derelict Land		
	Area (ha)	% of Derelict Land (by Area)	No. of Sites
Building remains	667	10	503
Possible left over chemicals/substances	711	11	311
Abandoned physical material (stone deposits, rubble etc)	627	10	190
Building remains and possible left over chemicals/substances	2,058	31	191
Building remains and abandoned physical material (stone deposits, rubble etc)	403	6	84
Possible left over chemicals/substances and rubble, stone deposits and other material	856	13	118
Building remains, possible left over chemicals/substances and abandoned physical material (stone deposits, rubble etc)	1,217	19	38
Percentage of categorised sites		<b>100</b>	
Unknown	1,758	-	516
<b>Total</b>	<b>8,297</b>		<b>1,951</b>

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

## 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 2011 there were 1,951 derelict sites recorded in the SVDLS.

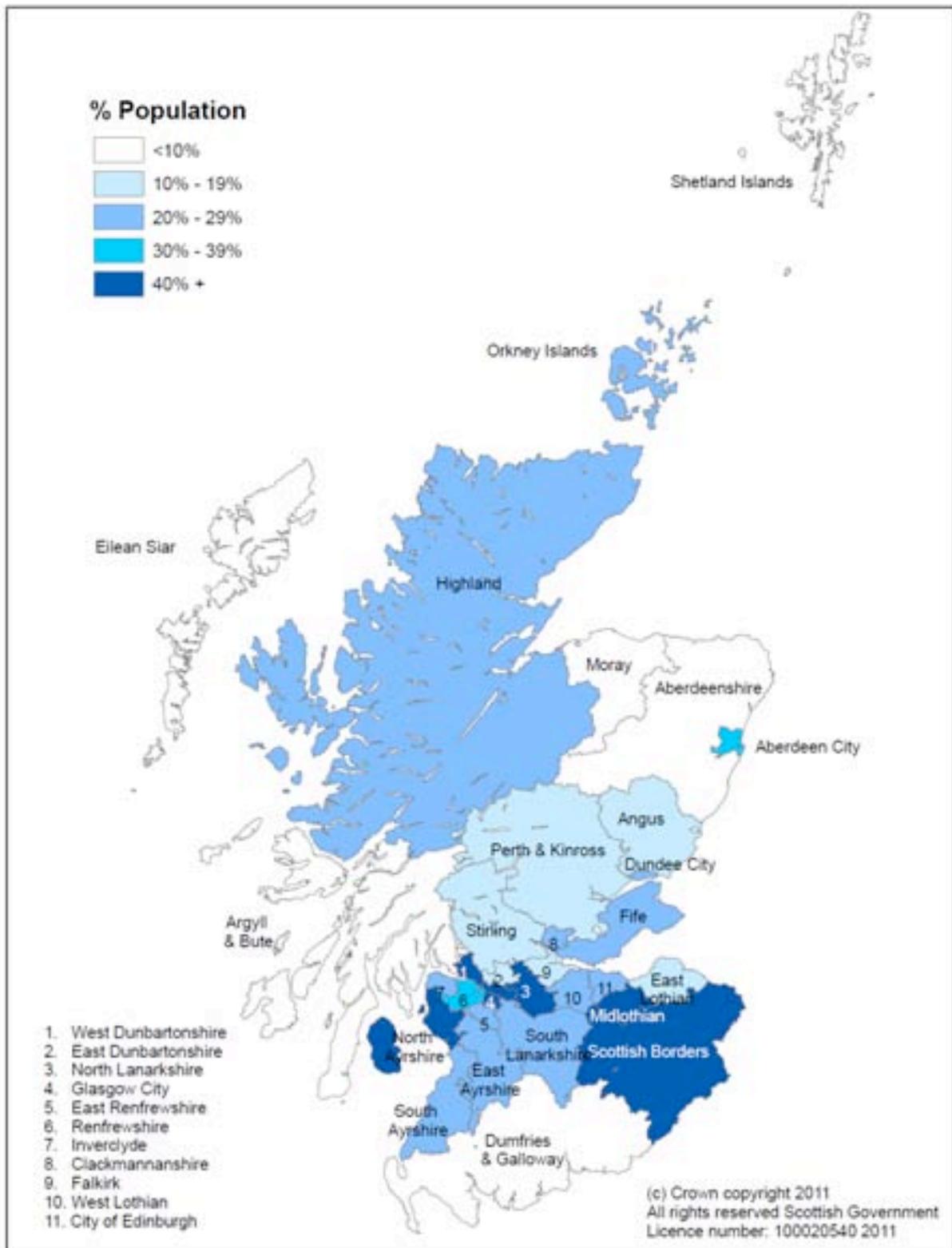
4.2 Table 7 shows the percentage of local authority population that are estimated to live within various distances of derelict land in 2011. This is a measure of people's proximity to derelict land and not their exposure to it.

**Table 7: Percentage of local authority population living within various distances of Derelict land, 2011<sup>1,2,3</sup>**

Local Authority	Population	Distance from Derelict Land in 2011		
		Less than 500m	500m to Less than 1,000m	1,000m or further
Aberdeen City	217,120	30.6	29.4	40.0
Aberdeenshire	245,780	6.3	11.1	82.7
Angus	110,570	13.3	19.5	67.2
Argyll & Bute	89,200	9.4	9.5	81.1
Clackmannanshire	50,630	28.6	29.7	41.7
Dumfries & Galloway	148,190	9.3	13.0	77.7
Dundee City	144,290	27.0	37.7	35.3
East Ayrshire	120,240	28.1	25.7	46.2
East Dunbartonshire	104,580	18.8	33.6	47.6
East Lothian	97,500	16.8	28.1	55.1
East Renfrewshire	89,540	22.2	16.9	60.9
Edinburgh, City of	486,120	23.1	36.5	40.4
Eilean Siar	26,190	4.9	14.4	80.7
Falkirk	153,280	11.7	20.5	67.8
Fife	365,020	29.0	28.7	42.3
Glasgow City	592,820	60.1	31.9	8.0
Highland <sup>4</sup>	221,630	20.2	17.3	62.5
Inverclyde	79,770	27.7	18.6	53.7
Midlothian	81,140	44.9	40.9	14.2
Moray	87,720	4.0	9.8	86.2
North Ayrshire	135,180	45.2	35.9	19.0
North Lanarkshire	326,360	57.8	31.2	11.1
Orkney Islands	20,096	23.4	18.0	58.6
Perth & Kinross	147,780	19.0	25.0	56.0
Renfrewshire	170,250	32.1	33.3	34.6
Scottish Borders	112,870	43.3	13.2	43.5
Shetland Islands	22,400	1.0	4.8	94.2
South Ayrshire	111,440	20.4	15.8	63.8
South Lanarkshire	311,880	28.6	25.6	45.8
Stirling	89,833	12.5	20.0	67.5
West Dunbartonshire	90,587	62.0	23.5	14.5
West Lothian	172,080	25.3	30.1	44.5
<b>Scotland</b>	<b>5,222,086</b>	<b>30.1</b>	<b>26.3</b>	<b>43.6</b>

1. Figures may not sum due to rounding
2. Population figures used for each local authority are the latest mid-year estimates published by NRS (in this case 2010).
3. Further information on how this data was calculated is available in Annex Section A.7.
4. A partial survey was completed for Highland - see Annex A.11.

**Map 1: Percentage of population within 500m of a Derelict site, 2011**



4.3 30.1% of Scotland’s population lives within 500m of derelict land. A further 26.3% within the ‘500m to less than a 1,000m’ bracket. The remaining 43.6% live at least 1,000m from derelict land.

4.4 People's proximity to derelict land varies significantly at the council level. For example, 60.1% of Glasgow City's population lives within 500m of a derelict site, whereas the figures for Aberdeen and Edinburgh are 30.6% and 23.1% respectively. Other councils with an above-average proportion of their population living close to derelict land include West Dunbartonshire (62.0%), North Lanarkshire (57.8%) and North Ayrshire (45.2%). The population of the Shetland Islands is least likely to be living close to derelict land with only 1.0% within 500m of a derelict site.

4.5 The map on page 16 shows the percentage of each local authority's population that lives with 500m of derelict land in 2011, 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 2005-2011. It also shows this proximity information for sites that have been derelict since before 1991.

4.7 In 2005, an estimated 27.1% of Scotland's population lived within 500m of a derelict site. This has increased to 30.1% in 2011.

4.8 Between 2005 and 2011, 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. 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 (40.7%), West Dunbartonshire (39.4%), Midlothian (35.6%) and North Lanarkshire (21.8%).

4.9 The large apparent increase recorded in Orkney in 2010 was due to the appearance in the survey that year of numerous previously unrecorded sites, especially around Kirkwall.

**Table 8: Percentage of local authority population living within 500m of Derelict land, 2005-2011<sup>1,2</sup>**

Local Authority	Proximity to Derelict Land													
	% of Population within 500m of any Derelict Site							% of Population within 500m of land derelict prior to 1991						
	2005	2006	2007	2008	2009	2010	2011	2005	2006	2007	2008	2009	2010	2011
Aberdeen City	12.9	12.6	12.3	18.7	22.0	24.4	30.6	7.7	7.4	6.1	7.1	7.1	6.6	5.3
Aberdeenshire	4.9	7.4	8.5	9.4	8.1	7.2	6.3	1.5	1.2	0.2	1.1	1.1	0.3	0.2
Angus	16.8	16.2	16.1	16.4	16.4	16.2	13.3	10.1	10.1	9.9	10.1	10.1	9.9	9.8
Argyll & Bute	9.5	13.3	15.2	16.5	13.5	9.3	9.4	2.3	2.3	2.3	3.6	3.6	1.9	1.9
Clackmannanshire	26.9	26.9	26.4	27.6	25.3	20.0	28.6	18.6	18.5	18.7	21.4	19.1	14.4	10.7
Dumfries & Galloway	9.2	8.9	8.5	6.9	12.8	9.1	9.3	6.1	6.1	6.0	4.4	3.9	3.8	3.8
Dundee City	26.6	21.3	24.2	26.5	30.1	29.7	27.0	15.1	11.0	10.7	11.3	11.3	10.7	9.9
East Ayrshire	25.9	23.6	23.0	23.0	25.5	25.1	28.1	10.8	10.7	10.6	10.9	10.9	10.5	9.2
East Dunbartonshire	23.0	21.4	20.8	19.4	19.4	19.0	18.8	14.5	13.3	13.4	13.5	13.4	13.0	13.0
East Lothian	26.1	23.3	21.1	21.5	21.5	17.5	16.8	4.5	4.5	4.2	4.7	4.7	4.3	4.3
East Renfrewshire	23.4	23.1	21.9	22.0	22.2	22.4	22.2	10.6	10.6	10.7	10.7	10.7	10.5	10.4
Edinburgh, City of	8.8	8.6	13.3	24.3	24.3	23.0	23.1	1.6	1.7	1.7	3.4	3.4	2.5	2.5
Eilean Siar	5.1	5.1	5.1	4.8	4.8	5.0	4.9	2.4	2.4	2.4	2.3	2.3	2.3	2.3
Falkirk	16.9	15.8	15.2	15.1	13.8	12.6	11.7	3.6	3.6	4.4	4.4	4.4	4.4	4.1
Fife	34.5	35.1	33.1	32.9	32.0	30.6	29.0	6.6	5.7	3.9	4.1	4.1	3.6	3.5
Glasgow City	56.6	57.3	59.1	61.7	59.9	60.3	60.1	44.0	43.2	42.8	42.6	41.7	40.9	40.7
Highland <sup>3</sup>	19.6	18.6	17.8	20.5	18.7	19.4	20.2	15.6	14.3	13.5	15.2	13.4	13.0	12.9
Inverclyde	29.1	26.9	24.8	25.9	25.9	25.8	27.7	18.2	18.1	18.2	18.4	18.4	18.4	18.3
Midlothian	60.2	52.2	49.8	46.0	45.2	45.0	44.9	47.9	41.6	38.9	36.0	36.0	35.8	35.6
Moray	7.3	7.2	7.3	7.0	7.0	5.9	4.0	3.4	3.4	3.5	3.5	3.5	3.3	1.4
North Ayrshire	33.5	33.5	32.0	40.2	41.1	39.9	45.2	17.0	17.0	17.0	17.9	17.9	17.8	17.8
North Lanarkshire	48.2	49.1	50.0	54.8	55.7	56.3	57.8	26.1	25.2	25.3	25.3	24.6	24.0	21.8
Orkney Islands	15.1	9.0	8.9	9.4	0.7	23.2	23.4	13.5	7.4	7.3	8.0	0.7	0.7	0.7
Perth & Kinross	15.6	18.2	15.7	15.6	18.7	18.3	19.0	5.2	5.2	3.7	3.5	3.5	3.0	2.9
Renfrewshire	31.8	25.0	30.5	28.9	32.3	32.0	32.1	15.3	12.1	10.7	11.3	11.1	10.5	9.5
Scottish Borders	38.6	42.5	48.4	45.5	44.4	44.3	43.3	20.0	18.5	19.9	18.4	18.3	17.7	17.9
Shetland Islands	0.9	1.1	1.0	1.0	1.0	1.0	1.0	0.9	0.9	0.9	0.9	0.9	0.9	0.9
South Ayrshire	23.3	23.3	21.1	22.9	22.7	20.1	20.4	7.6	7.6	6.6	7.6	7.0	4.7	4.7
South Lanarkshire	24.4	21.5	20.8	23.6	26.6	28.0	28.6	16.1	15.7	12.7	12.7	10.9	10.6	10.6
Stirling	13.4	13.3	11.8	16.5	13.2	12.0	12.5	7.8	7.8	6.9	10.2	10.1	8.9	8.0
West Dunbartonshire	50.2	50.7	59.1	59.0	62.5	67.6	62.0	31.3	31.4	38.4	35.4	42.8	40.3	39.4
West Lothian	19.4	20.6	21.1	24.3	25.4	25.0	25.3	10.5	10.5	10.4	10.7	10.7	10.4	10.4
<b>Scotland</b>	<b>27.1</b>	<b>26.6</b>	<b>27.3</b>	<b>29.8</b>	<b>30.1</b>	<b>29.8</b>	<b>30.1</b>	<b>15.1</b>	<b>14.4</b>	<b>13.9</b>	<b>14.2</b>	<b>13.9</b>	<b>13.3</b>	<b>12.8</b>

1. Population figures used for each local authority are the latest mid-year estimates published by NRS (in this case 2010).

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

3. A partial survey was completed for Highland - see Annex A.11.

## 5 Derelict and Urban Vacant Land: The Location of such land 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 2009, Version 2)). 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 2009 was published in October 2009 with a version 2 revision in July 2010 and updates the SIMD produced in 2006.

**Table 9: Derelict and Urban Vacant land located within the 15% most deprived datazones, 2007-2011**<sup>1,2,3,4,5</sup>

Local Authority	% of LA Datazones within Scotland's 15% most deprived (SIMD, 2009 V2)	2007		2008		2009		2010		2011	
		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	11	4	2	4	2	4	2	5	4	8	6
Aberdeenshire	1	3	5	3	5	3	6	3	5	7	7
Angus	4	-	-	-	-	-	-	-	-	-	-
Argyll & Bute	8	5	12	5	12	5	9	2	7	3	7
Clackmannanshire	19	12	8	12	8	8	5	2	3	2	2
Dumfries & Galloway	6	*	1	-	-	-	-	-	-	-	-
Dundee City	30	97	114	88	104	85	101	92	98	89	91
East Ayrshire	18	6	9	6	9	6	11	6	11	7	13
East Dunbartonshire	3	1	2	1	1	1	1	1	1	1	1
East Lothian	3	-	-	-	-	-	-	-	-	-	-
East Renfrewshire	4	3	4	1	3	*	1	*	1	*	1
Edinburgh, City of	11	41	11	29	8	27	9	26	10	25	10
Eilean Siar	-	-	-	-	-	-	-	-	-	-	-
Falkirk	9	3	3	4	4	3	3	*	3	1	3
Fife	11	50	28	51	29	50	25	46	20	47	22
Glasgow City	44	771	514	823	573	839	579	805	576	787	580
Highland	6	92	32	93	33	92	34	86	32	86	33
Inverclyde	38	75	93	72	85	70	87	69	85	70	82
Midlothian	4	*	1	-	-	-	-	-	-	-	-
Moray	1	-	-	-	-	-	-	-	-	-	-
North Ayrshire	24	55	47	61	50	55	48	54	46	53	45
North Lanarkshire	21	392	75	407	83	385	95	385	95	334	91
Orkney Islands	-	-	-	-	-	-	-	-	-	-	-
Perth & Kinross	3	1	1	1	1	1	1	1	1	1	1
Renfrewshire	20	65	51	60	49	74	63	74	64	74	64
Scottish Borders	4	-	-	-	-	-	-	-	-	-	-
Shetland Islands	-	-	-	-	-	-	-	-	-	-	-
South Ayrshire	12	8	7	8	7	8	9	8	9	8	8
South Lanarkshire	15	64	41	71	36	78	47	73	48	84	54
Stirling	6	8	4	7	3	12	5	12	5	12	5
West Dunbartonshire	26	44	31	27	22	45	32	46	33	51	35
West Lothian	9	8	6	10	7	10	7	36	7	10	7
<b>Scotland</b>	<b>15</b>	<b>1,807</b>	<b>1,102</b>	<b>1,843</b>	<b>1,134</b>	<b>1,864</b>	<b>1,180</b>	<b>1,835</b>	<b>1,164</b>	<b>1,760</b>	<b>1,168</b>

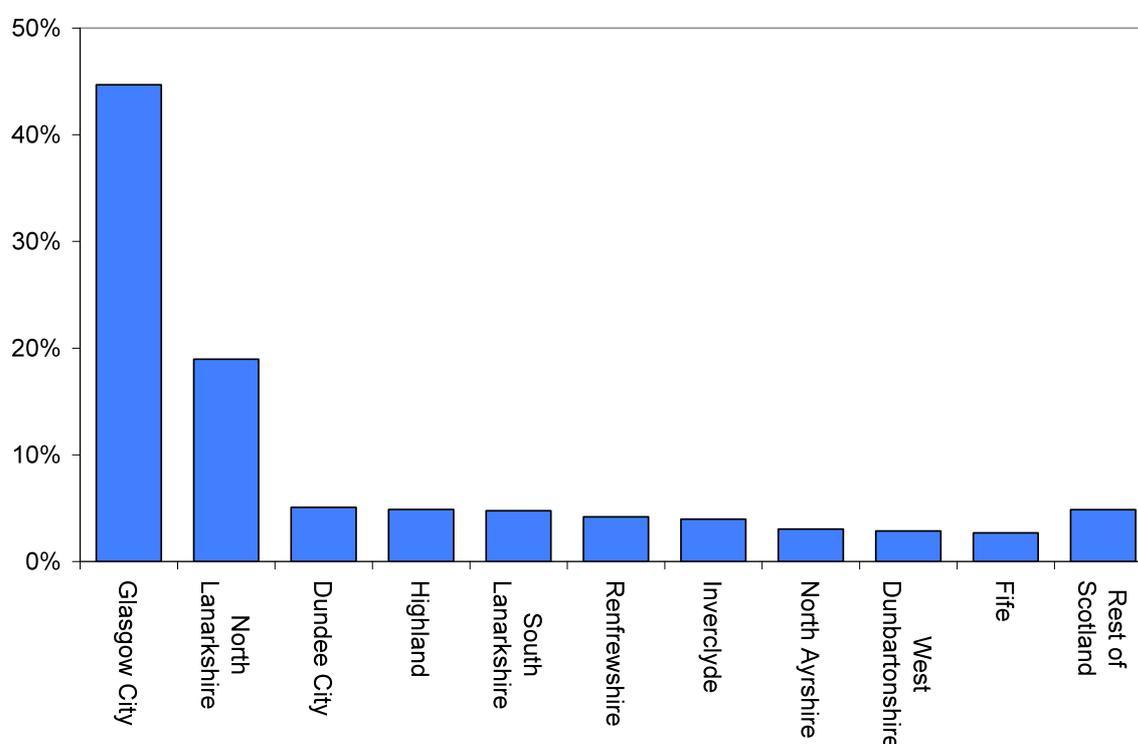
1. Figures may not sum due to rounding.
2. 2007-2011 analysis uses the results of the SIMD 2009 Version 2 General Report, revised in July 2010.
3. See Annex Table E for details of council participation in different years.
4. Further information on how this data was calculated is available in Annex Section A.8
5. During 2011, historical data for the years 2005-2010 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 1996-2004.

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 2007-2011. In 2007, 1,807 hectares of derelict and urban vacant land were situated within the 15% most deprived datazones. By 2011 this had decreased slightly to 1,760 hectares after peaking at 1,864 hectares in 2009. This represents 16% of all derelict and urban vacant land recorded in Scotland in 2011.

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 increased by 16 hectares between 2007 and 2011 from 771 hectares to 787 hectares, although it peaked in 2009 at 839 hectares. North Lanarkshire has the second highest amount of derelict and urban vacant land located within the 15% most deprived datazones for 2007-2011. This figure has dropped by 58 hectares between 2007 and 2011 from 392 hectares to 334 hectares and down from the peak in 2008 of 407 hectares.

5.4 At the other end of the scale, Eilean Siar, Orkney Islands and Shetland Islands have no datazones within Scotland's 15% most deprived, thus no derelict or urban vacant land could be recorded in Table 9. In addition to this, whilst Angus, East Lothian, Moray 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, 2011**

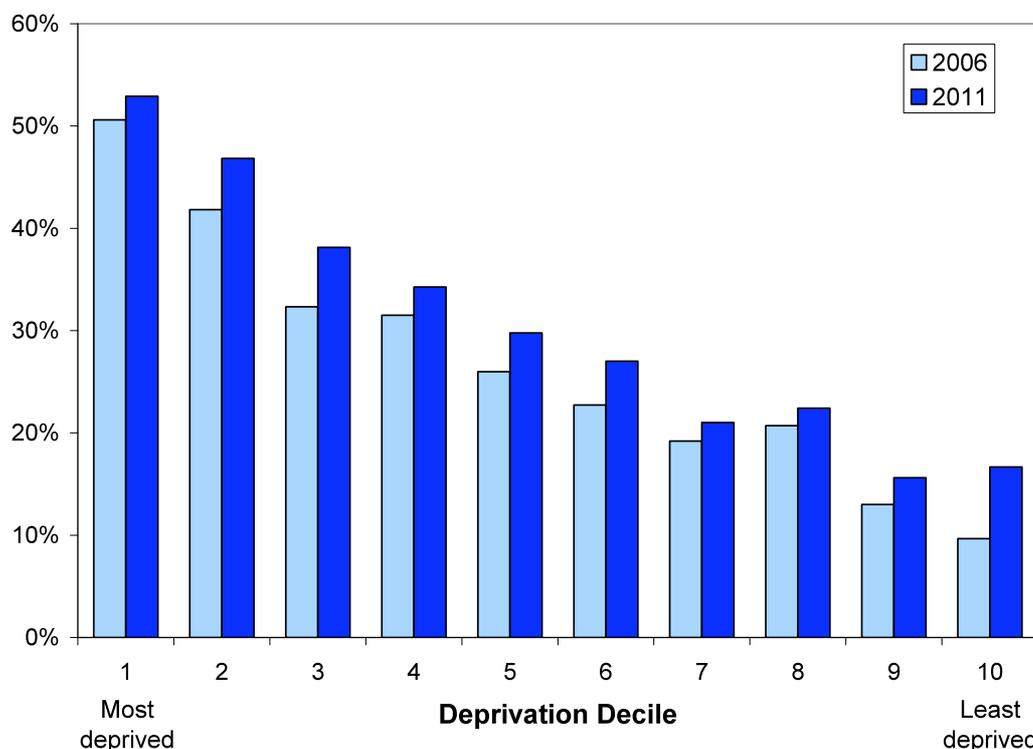


5.5 Chart 3 shows the amount of derelict and urban vacant land located within the 15% most deprived datazones in 2011, split by local authority. Glasgow City has the highest proportion, with 45% of all derelict and urban vacant land within the 15% most deprived datazones being located within this council's boundaries. North Lanarkshire is second, containing 19% of all derelict and urban vacant land located within the 15% most deprived datazones. Some distance behind those 2 councils lie Dundee City (5%), Highland (5%), South Lanarkshire (5%), Renfrewshire (4%) and Inverclyde (4%). Across Scotland as a whole, almost two thirds 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 (on page 21) draws together the analysis on people's proximity to derelict land in 2006/2011 and the information on deprivation levels contained within SIMD 2009 Version 2. 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 2011 is given.

5.7 A clear relationship can be seen in Chart 6, whereby as datazones get progressively less deprived, the proportion of their population that lives within 500m of a derelict site becomes smaller. This relationship holds for both 2006 and 2011. Between 2006 and 2011 the total amount of derelict land has reduced by almost 0.5%. The chart shows that there are increases in the percentages of Scotland's population living within 500m of derelict land across all deprivation deciles.

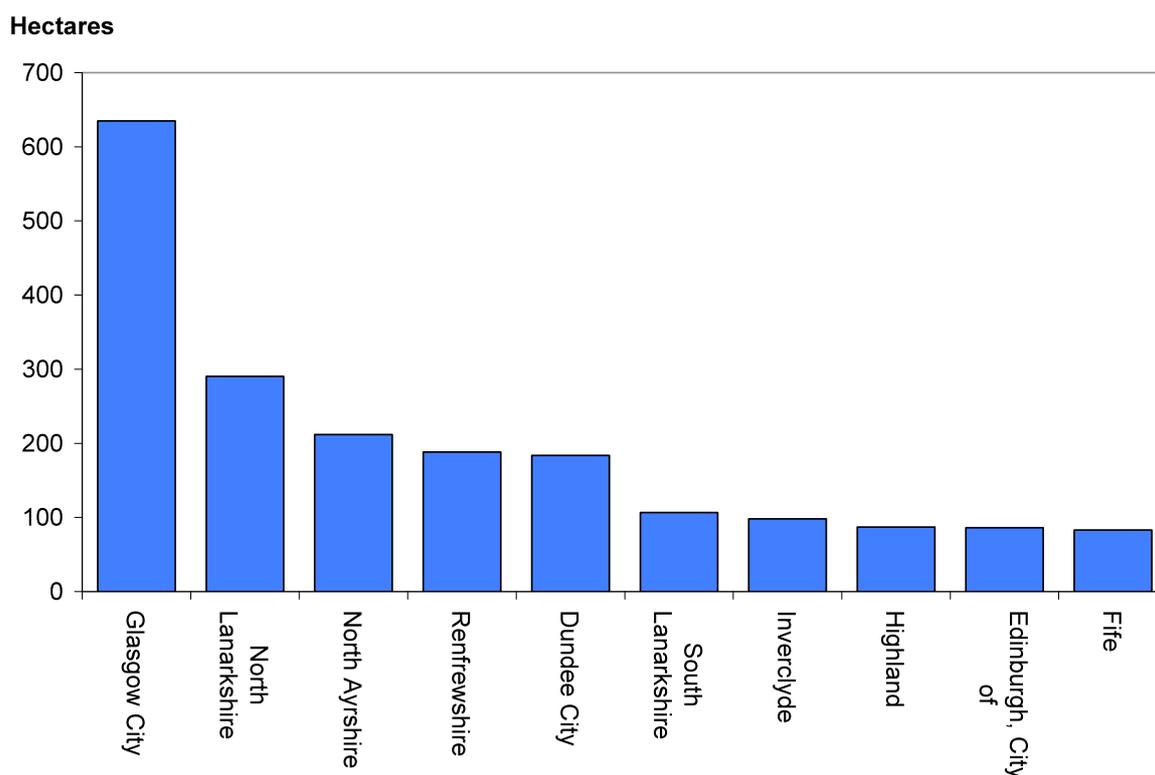
**Chart 4: Percentage of Scotland's population living within 500m of Derelict land by deprivation decile, 2006 & 2011**



## 6 Urban Vacant Land: Levels of Urban Vacant Land

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, urban vacant land is land which is unused for the purposes for which it is held and is viewed as an appropriate site for development. The land must either have had prior development on it or preparatory work has taken place in anticipation of future development. Unlike derelict land, urban vacant land is generally not in need of rehabilitation before new development can commence.

**Chart 5: Local Authorities with the highest amount of Urban Vacant land, 2011**



6.2 Table 10 shows the amount of urban vacant land in Scotland, split by local authority for the years 2005-2011. Chart 5 shows the ten councils with the highest amount of urban vacant land in 2011. In 2011, there were 2,513 hectares of urban vacant land recorded in Scotland. Glasgow City has the most urban vacant land with 635 hectares, followed by North Lanarkshire (290 hectares) and then North Ayrshire (212 hectares). In 2011, the largest piece of urban vacant land in Scotland was the Commonwealth Games Village site in Glasgow (30 hectares), followed by a site in Redburn, Irvine, North Ayrshire (23 hectares), Orchardbank Business Park in Forfar, Angus (22 hectares) and Claverhouse Business Park, Dundee (22 hectares).

6.3 Table 10 shows that in 2005 there were 2,717 hectares of urban vacant land in Scotland. This figure fell in most years to the 2008 low of 2,498 hectares. In the two years, 2009 and 2010, this trend was reversed, but has been followed by a fall of 66 hectares for the most recent year to 2,513 hectare in 2011. Between 2005 and 2011 there has been a overall 8% reduction in the amount of urban and vacant land in Scotland. A small number of councils did not participate in every survey between

2005-2011. 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 2005 more than halve by 2011. The largest percentage decreases have been seen in Perth & Kinross, Aberdeen City, Highland, East Dunbartonshire and Midlothian. Some of the larger percentage changes for certain councils (for example Shetland Islands) are due to there only being a small base of recorded land in 2005.

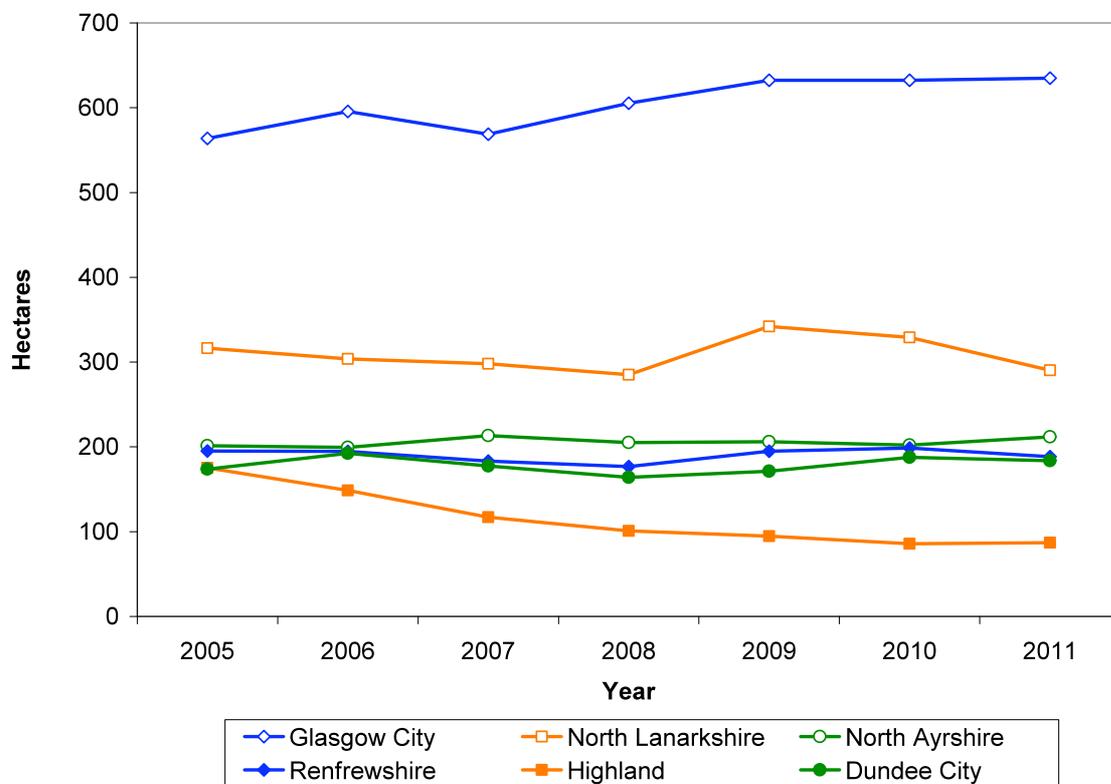
**Table 10: Total Urban Vacant land by local authority area, 2005-2011<sup>1,2,3</sup>**

Local Authority	Total Urban Vacant Land Area (ha)							% Change 2005-2011 <sup>5</sup>
	2005	2006	2007	2008	2009	2010	2011	
Aberdeen City	79	52	35	23	28	39	30	-62%
Aberdeenshire	14	27	39	39	29	28	32	133%
Angus	53	48	55	53	52	53	50	-7%
Argyll & Bute <sup>4</sup>	21	76	54	33	27	21	20	-5%
Clackmannanshire	21	22	19	27	21	17	16	-28%
Dumfries & Galloway	13	13	12	11	14	13	12	-6%
Dundee City	174	192	178	164	171	188	184	6%
East Ayrshire	45	39	37	37	47	47	46	1%
East Dunbartonshire	28	28	27	20	14	14	14	-49%
East Lothian	10	7	4	4	5	6	6	-42%
East Renfrewshire	20	19	20	17	16	17	17	-16%
Edinburgh, City of	91	84	83	96	87	86	86	-5%
Eilean Siar	10	10	10	10	10	9	9	-8%
Falkirk	106	97	50	48	48	65	60	-43%
Fife	123	110	88	97	83	79	83	-33%
Glasgow City	564	596	569	605	632	632	635	13%
Highland	175	149	117	101	95	86	87	-50%
Inverclyde	75	85	80	101	98	98	98	31%
Loch Lomond & the Trossachs <sup>4</sup>							8	
Midlothian	33	26	21	21	20	15	17	-49%
Moray	29	27	26	26	25	29	22	-27%
North Ayrshire	201	199	213	205	206	202	212	5%
North Lanarkshire	316	304	298	285	342	329	290	-8%
Orkney Islands	2	2	2	1	1	1	1	-15%
Perth & Kinross <sup>4</sup>	28	17	22	11	11	11	9	-69%
Renfrewshire	195	195	183	177	195	199	188	-4%
Scottish Borders	15	6	14	14	30	31	31	109%
Shetland Islands	1	3	3	3	3	2	2	155%
South Ayrshire	19	19	17	14	14	24	26	38%
South Lanarkshire	137	122	121	138	133	123	107	-22%
Stirling <sup>4</sup>	29	28	25	25	32	31	34	16%
West Dunbartonshire <sup>4</sup>	33	31	27	27	21	20	18	-46%
West Lothian	58	58	64	65	66	66	66	13%
<b>Scotland</b>	<b>2,717</b>	<b>2,690</b>	<b>2,513</b>	<b>2,498</b>	<b>2,575</b>	<b>2,579</b>	<b>2,513</b>	<b>-8%</b>

1. Figures may not sum due to rounding.
2. See Annex Table E for details of council participation in different years.
3. During 2011, historical data for the years 2005-2010 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 1996-2004.
4. In 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 in 2011. In previous years, these sites were classified within the relevant local authority boundary.
5. Previous SVDLS bulletins have used 2002 instead of 2005 as the base year for percentage change and so these percentages should not be compared with those in previous bulletins.

6.5 Looking at the 6 councils with the most urban vacant land in 2005, Chart 6 shows the change since 2005 in total levels of urban vacant land. Glasgow City has consistently had the highest amount of urban vacant land in Scotland for the period 2005-2011. This authority reported 564 hectares of urban vacant land in 2005, increasing to 635 hectares (a net increase of 13%) by 2011. In contrast to Glasgow City, Highland has seen a 50% decrease in its level of urban vacant land during the past 7 years. North Lanarkshire and Renfrewshire have also recorded small percentage decreases in their urban vacant land (8% and 4% respectively), whereas Dundee City and North Ayrshire have recorded small percentage increases (6% and 5% respectively). If the top six authorities from 2011 were plotted on this chart instead of the top six at 2005, South Lanarkshire (107 hectares, a decrease of 22% since 2005) would replace Highland.

**Chart 6: Total level of Urban Vacant Land in top 6 (as at 2005) local authorities, 2005-2011**



## **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 767 hectares of land (5% of the total amount of derelict and 15% of the total amount of urban vacant land recorded in 2011). For those sites where the previous use is known, 25% of derelict land recorded in 2011 had been previously used for mineral activity (2,015 hectares), 24% for manufacturing (1,896 hectares) and a further 22% for defence (1,756 hectares). The most common previous use for urban vacant land, where previous use is known, was agriculture (23%, or 497 hectares) and the second most common previous use was residential development, accounting for 18% of recorded urban vacant land (396 hectares).

**Table 11: Previous uses of derelict and urban vacant land, 2011<sup>1,2</sup>**

Previous Use	Derelict Land			Urban Vacant Land			Total Derelict and Urban Vacant Land		
	Area (ha)	% of Derelict Land (by Area)	No. of Sites	Area (ha)	% of Urban Vacant Land (by Area)	No. of Sites	Area (ha)	% of Total V&D Land (by Area)	No. of Sites
Agriculture	199	3	109	497	23	216	697	7	325
Business Class	5	*	11	8	*	10	14	*	21
Community & Health	693	9	115	65	3	76	759	8	191
Defence	1,756	22	35	34	2	20	1,790	18	55
Education	85	1	63	214	10	150	299	3	213
Forestry/Woodland	11	*	8	22	1	10	33	*	18
Manufacturing	1,896	24	305	224	10	129	2,120	21	434
Mineral Activity	2,015	25	260	20	1	10	2,035	20	270
Nature Conservation	8	*	1	-	-	-	8	*	1
Offices	7	*	13	13	1	23	20	*	36
Other General Industry <sup>3</sup>	169	2	125	178	8	126	347	3	251
Passive Open Space	41	1	29	85	4	71	125	1	100
Recreation & Leisure <sup>4</sup>	107	1	66	71	3	75	178	2	141
Residential	125	2	175	396	18	473	521	5	648
Retailing	15	*	48	37	2	57	52	1	105
Storage	193	2	88	52	2	55	245	2	143
Transport	337	4	168	75	4	75	413	4	243
Utility Services	106	1	28	33	2	19	139	1	47
Wholesale Distribution	10	*	9	29	1	12	39	*	21
Other	122	2	93	86	4	89	208	2	182
<i>% of categorised sites</i>		100			100			100	
Unknown <sup>5</sup>	393	-	202	373	-	390	767	-	592
<b>Total</b>	<b>8,297</b>		<b>1,951</b>	<b>2,513</b>		<b>2,086</b>	<b>10,809</b>		<b>4,037</b>

1. Figures may not sum due to rounding
2. A partial survey was completed for Highland – See Annex A.11
3. Excluding manufacturing
4. Excluding passive open space
5. Unknown values are excluded from the calculation of percentages

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 other general industry (20%), residential (19%), and other non-categorised uses (12%). For urban vacant land, these were residential (44%), other general industry (16%) and manufacturing (13%).

**Table 12: Primary preferred or intended uses for Derelict or Urban Vacant sites, 2011<sup>1,2</sup>**

Preferred or Intended Use	Derelict Land			Urban Vacant Land			Total Derelict and Urban Vacant Land		
	Area (ha)	% of Derelict Land (by Area)	No. of Sites	Area (ha)	% of Urban Vacant Land (by Area)	No. of Sites	Area (ha)	% of Total Land (by Area)	No. of Sites
Agriculture	449	6	141	2	*	3	451	5	144
Business Class	286	4	83	223	9	125	509	5	208
Community & Health	36	*	13	26	1	23	63	1	36
Community-Based Woodland	139	2	16	3	*	3	142	1	19
Defence	-	-	-	1	*	1	1	*	1
Education	3	*	3	6	*	10	9	*	13
Manufacturing	392	5	138	325	13	184	717	7	322
Mineral Activity	117	2	10	-	-	-	117	1	10
Mixed Use	428	6	29	72	3	45	501	5	74
Nature Conservation	323	4	16	1	*	1	323	3	17
Non-Community-Based Woodland	69	1	23	2	*	1	71	1	24
Not Applicable	51	1	23	10	*	8	61	1	31
Offices	38	1	15	30	1	33	68	1	48
Other General Industry <sup>3</sup>	1,442	20	184	384	16	282	1,827	19	466
Passive Open Space	283	4	98	80	3	101	364	4	199
Recreation & Leisure <sup>4</sup>	557	8	66	80	3	33	636	6	99
Residential	1,432	19	706	1,062	44	999	2,494	25	1,705
Retailing	203	3	44	81	3	74	284	3	118
Storage	33	*	12	6	*	5	38	*	17
Transport	139	2	37	16	1	17	155	2	54
Utility Services	37	1	4	1	*	2	39	*	6
Wholesale Distribution	1	*	2	12	1	4	13	*	6
Other	910	12	36	15	1	24	925	9	60
<i>% of categorised sites</i>		<i>100</i>			<i>100</i>			<i>100</i>	
Unknown <sup>5</sup>	927		252	72		108	999		360
<b>Total</b>	<b>8,297</b>		<b>1,951</b>	<b>2,513</b>		<b>2,086</b>	<b>10,809</b>		<b>4,037</b>

1. Figures may not sum due to rounding
2. A partial survey was completed for Highland – See Annex A.11
3. Excluding manufacturing
4. Excluding passive open space
5. Unknown values are excluded from the calculation of percentages

7.5 Where the length of time a site has lain unused was known, 26% (1,393 hectares) of vacant and derelict land within settlements and 37% (1,779 hectares) of derelict land within the countryside had been unused since before 1986 (Tables 13 and 14). Taken as a whole, 31% (3,172 hectares) of all vacant and derelict land across Scotland has been lying unused for at least 25 years, 15% (1,520 hectares) for at least 11 years and 16% (1,633 hectares) for at least 6 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, 2011<sup>1,2,3,4</sup>**

Local Authority	Pre-1986		1986-1990		1991-1995		1996-2000		2001-2005		2006-2011		Unknown <sup>5</sup>	Total
	Area (ha)	Cumul-ative %	Area (ha)	Cumul-ative %	Area (ha)	Cumul-ative %	Area (ha)	Cumul-ative %	Area (ha)	Cumul-ative %	Area (ha)	Cumul-ative %	Area (ha)	Area (ha)
Aberdeen City	6	23	2	32	-	32	2	40	3	54	11	100	25	49
Aberdeenshire	1	3	1	8	2	19	3	32	5	56	9	100	33	53
Angus	11	16	1	18	9	31	5	38	31	84	11	100	3	70
Argyll & Bute <sup>6</sup>	1	11	6	61	*	65	-	65	1	71	3	100	17	28
Clackmannanshire	3	11	3	22	-	22	-	22	6	41	17	100	-	29
Dumfries & Galloway	6	41	1	46	-	46	4	76	3	97	*	100	21	36
Dundee City	34	17	13	24	11	30	36	48	34	65	68	100	2	198
East Ayrshire	31	28	27	53	15	67	2	69	24	91	10	100	2	110
East Dunbartonshire	20	40	2	44	17	79	1	82	9	99	1	100	-	50
East Lothian	2	22	1	33	-	33	4	73	1	88	1	100	5	14
East Renfrewshire	8	15	3	22	15	52	1	54	20	93	4	100	1	52
Edinburgh, City of	9	7	5	10	37	37	12	46	47	80	28	100	69	207
Eilean Siar	2	34	*	36	2	89	*	95	*	100	-	100	6	10
Falkirk	35	45	2	47	12	63	2	66	6	73	21	100	4	83
Fife	6	2	77	27	17	32	83	58	98	90	31	100	7	319
Glasgow City	473	38	98	46	139	57	176	72	97	80	252	100	*	1,234
Highland	132	49	83	80	16	85	15	91	21	98	4	100	21	292
Inverclyde	18	15	8	21	13	32	38	64	15	76	30	100	1	122
Loch Lomond & the Trossachs <sup>6</sup>	1	3	*	4	*	5	-	5	25	89	3	100	1	31
Midlothian	13	64	2	72	*	72	1	75	4	93	2	100	11	32
Moray	14	63	2	72	2	82	2	91	2	99	*	100	2	24
North Ayrshire	107	20	90	37	62	48	88	65	92	82	95	100	2	536
North Lanarkshire	180	18	70	25	371	63	72	70	67	77	224	100	12	996
Orkney Islands	4	41	-	41	-	41	-	41	2	59	4	100	1	10
Perth & Kinross <sup>6</sup>	4	11	-	11	2	16	4	28	11	62	12	100	7	40
Renfrewshire	24	10	42	27	13	32	41	49	35	63	90	100	-	246
Scottish Borders	6	34	1	43	4	63	*	64	-	64	6	100	61	78
Shetland Islands	-	-	-	-	-	-	1	26	1	79	*	100	1	3
South Ayrshire	32	38	23	64	3	68	10	79	4	84	14	100	10	95
South Lanarkshire	95	45	15	52	7	56	6	58	22	69	65	100	52	262
Stirling <sup>6</sup>	5	15	2	20	*	21	8	46	6	65	11	100	26	58
West Dunbartonshire <sup>6</sup>	51	26	48	50	28	65	10	70	35	88	24	100	2	198
West Lothian	62	25	154	86	-	86	3	87	16	94	15	100	62	312
<b>Scotland</b>	<b>1,393</b>	<b>26</b>	<b>782</b>	<b>40</b>	<b>799</b>	<b>55</b>	<b>630</b>	<b>67</b>	<b>742</b>	<b>80</b>	<b>1,067</b>	<b>100</b>	<b>466</b>	<b>5,878</b>

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.
3. Settlements as defined by local authorities in their latest council approved local plans (see Annex Section A.5).
4. See Annex Table E for details of council participation in different years.
5. Unknown values are excluded from the calculation of percentage values.
6. In 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 in 2011. In previous years, these sites were classified within the relevant local authority boundary.

**Table 14: Sites in the Countryside: Date when Derelict land was first identified, by local authority area, 2011<sup>1,2,3,4</sup>**

Local Authority	Pre-1986		1986-1990		1991-1995		1996-2000		2001-2005		2006-2011		Unknown <sup>5</sup>	Total
	Area (ha)	Cumulative %	Area (ha)	Cumulative %	Area (ha)	Cumulative %	Area (ha)	Cumulative %	Area (ha)	Cumulative %	Area (ha)	Cumulative %	Area (ha)	Area (ha)
Aberdeen City	-	-	-	-	-	-	-	-	-	-	-	-	1	1
Aberdeenshire	13	100	-	100	-	100	-	100	-	100	-	100	*	13
Angus	70	75	4	79	1	79	2	81	-	81	18	100	1	95
Argyll & Bute <sup>6</sup>	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Clackmannanshire	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Dumfries & Galloway	136	77	3	79	37	100	-	100	-	100	*	100	*	177
Dundee City	-	-	-	-	-	-	-	-	-	-	-	-	-	-
East Ayrshire	17	10	153	99	1	100	-	100	-	100	-	100	44	216
East Dunbartonshire	6	49	3	74	1	79	-	79	2	100	-	100	-	12
East Lothian	26	59	2	64	2	68	14	100	-	100	-	100	2	46
East Renfrewshire	-	-	-	-	3	88	*	100	-	100	-	100	-	3
Edinburgh, City of	-	-	-	-	-	-	-	-	-	-	-	-	2	2
Eilean Siar	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Falkirk	21	46	5	57	-	57	7	72	7	86	6	100	13	57
Fife	-	-	336	65	-	65	71	78	73	92	40	100	19	540
Glasgow City	35	52	-	52	14	73	1	74	18	100	-	100	-	69
Highland	711	88	3	88	12	90	15	92	1	92	67	100	4	812
Inverclyde	-	-	-	-	1	100	-	100	-	100	-	100	-	1
Loch Lomond & the Trossachs <sup>6</sup>	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Midlothian	139	61	23	71	2	72	26	83	38	100	-	100	12	240
Moray	-	-	-	-	-	-	-	-	-	-	-	-	-	-
North Ayrshire	21	3	4	3	29	7	19	9	633	91	70	100	1	778
North Lanarkshire	170	39	13	42	9	44	23	49	14	53	205	100	7	442
Orkney Islands	35	100	-	100	-	100	-	100	-	100	-	100	-	35
Perth & Kinross <sup>6</sup>	2	22	3	54	-	54	1	67	2	84	2	100	1	10
Renfrewshire	-	-	-	-	-	-	708	100	-	100	-	100	-	708
Scottish Borders	7	83	1	100	-	100	-	100	-	100	-	100	10	18
Shetland Islands	1	100	-	100	-	100	-	100	-	100	-	100	5	6
South Ayrshire	-	-	-	-	-	-	-	-	-	-	-	-	1	1
South Lanarkshire	58	34	64	71	9	76	*	76	35	97	6	100	54	225
Stirling <sup>6</sup>	109	98	-	98	*	98	2	100	-	100	*	100	1	112
West Dunbartonshire <sup>6</sup>	-	-	-	-	-	-	-	-	-	-	-	-	-	-
West Lothian	203	66	1	67	32	77	-	77	69	100	-	100	7	312
<b>Scotland</b>	<b>1,779</b>	<b>37</b>	<b>618</b>	<b>51</b>	<b>154</b>	<b>54</b>	<b>890</b>	<b>73</b>	<b>891</b>	<b>91</b>	<b>414</b>	<b>100</b>	<b>186</b>	<b>4,932</b>

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.
3. Settlements as defined by local authorities in their latest council approved local plans (see Annex Section A.5).
4. See Annex Table E for details of council participation in different years.
5. Unknown values are excluded from the calculation of percentage values.
6. In 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 in 2011. In previous years, these sites were classified within the relevant local authority boundary.

**Table 15: Development Potential of Derelict and Urban Vacant land, 2011<sup>1</sup>**

Development Potential	Derelict Land			Urban Vacant Land			Total Derelict and Urban Vacant Land		
	Area (ha)	% of Derelict Land (by Area)	No. of Sites	Area (ha)	% of Urban Vacant Land (by Area)	No. of Sites	Area (ha)	% of Total Land (by Area)	No. of Sites
Developable - Short Term	1,519	22	514	1,159	49	850	2,677	29	1,364
Developable - Medium Term	2,880	42	487	685	29	608	3,565	38	1,095
Developable - Undetermined	1,649	24	459	428	18	401	2,078	22	860
Uneconomic to Develop/Reclamation for 'Soft' End Use	861	12	238	82	3	91	943	10	329
<i>Percentage of categorised sites</i>		100			100			100	
Unknown <sup>2</sup>	1,388	-	253	158	-	136	1,547	-	389
<b>Total</b>	<b>8,297</b>		<b>1,951</b>	<b>2,513</b>		<b>2,086</b>	<b>10,809</b>		<b>4,037</b>

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

7.6 Table 15 shows the development potential of derelict and urban vacant land within Scotland. 22% 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, 29% of all derelict and urban vacant land within Scotland (with known development potential) is developable in the short term. Across Scotland, 12% of derelict land and 3% of urban vacant land is seen by local authorities as being uneconomic to develop and/or is viewed as suitable to reclaim for a 'soft' end use (i.e. non-built use).

7.7 In 2011, a majority of all derelict and urban vacant land with known ownership had a single private owner (58% or 6,307 hectares). 23% or 2,486 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% (442 hectares) mixed public and private ownership, 2% (179 hectares) multiple private owners and 1% (88 hectares) multiple public owners. Out of all the 10,809 hectares of derelict and urban vacant land recorded in 2011, 12% (1,307 hectares) has unknown ownership.

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

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 209 hectares (119 sites) of newly identified derelict land since the previous survey. Of these, 125 hectares (32 sites) were in North Lanarkshire and 21 hectares (11 sites) were in Fife. There were 92 hectares (109 sites) of newly identified urban vacant land since the previous survey. Of these, 15 hectares (29 sites) were in Glasgow and 12 hectares (10 sites) were in Dundee. Note that these figures relate only to completely new sites identified; sites listed in the previous survey which changed in size are not included in Table 16. This increase accounts for approximately 301 additional hectares of land.

**Table 16: New Sites identified since the previous survey by local authority area, 2011<sup>1,2</sup>**

Local Authority	Derelict Land		Urban Vacant Land		Total Derelict and Urban Vacant Land	
	Area (ha)	No. of Sites	Area (ha)	No. of Sites	Area (ha)	No. of Sites
Aberdeen City	1	5	4	4	5	9
Aberdeenshire	*	1	5	2	5	3
Angus	-	-	-	-	-	-
Argyll & Bute <sup>4</sup>	-	-	-	-	-	-
Clackmannanshire	5	3	1	1	6	4
Dumfries & Galloway	*	3	*	1	1	4
Dundee City	*	1	12	10	12	11
East Ayrshire	2	9	*	1	2	10
East Dunbartonshire	-	-	1	2	1	2
East Lothian	-	-	-	-	-	-
East Renfrewshire	*	1	-	-	*	1
Edinburgh, City of	1	1	3	3	4	4
Eilean Siar	-	-	-	-	-	-
Falkirk	-	-	2	2	2	2
Fife	21	11	1	3	22	14
Glasgow City	5	17	15	29	21	46
Highland <sup>3</sup>	1	5	1	6	2	11
Inverclyde	1	2	1	2	2	4
Loch Lomond & the Trossachs <sup>4</sup>	19	5	8	7	28	12
Midlothian	-	-	2	1	2	1
Moray	-	-	-	-	-	-
North Ayrshire	5	5	11	6	16	11
North Lanarkshire	125	32	9	13	135	45
Orkney Islands	1	1	-	-	1	1
Perth & Kinross <sup>4</sup>	2	4	-	-	2	4
Renfrewshire	-	-	*	1	*	1
Scottish Borders	-	-	-	-	-	-
Shetland Islands	-	-	-	-	-	-
South Ayrshire	-	-	3	2	3	2
South Lanarkshire	10	3	11	12	21	15
Stirling <sup>4</sup>	*	1	3	1	3	2
West Dunbartonshire <sup>4</sup>	7	8	-	-	7	8
West Lothian	*	1	-	-	*	1
<b>Scotland</b>	<b>209</b>	<b>119</b>	<b>92</b>	<b>109</b>	<b>301</b>	<b>228</b>

1. Figures may not sum due to rounding.
2. Sites identified since the previous survey but recorded as falling out of use prior to 2010 are not included in the above table.
3. A partial survey was completed for Highland – See Annex A.11.
4. In 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 in 2011. In previous years, these sites were classified within the relevant local authority boundary.

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. 17 sites and 18 hectares of formerly derelict and urban vacant land in 2011 were removed due to naturalisation in the 2011 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, 2011<sup>1</sup>**

Local Authority	Derelict Land			Urban Vacant Land			Total Derelict and Urban Vacant Land		
	Area (ha)	% of Derelict Land (by Area)	No. of Sites	Area (ha)	% of Urban Vacant Land (by Area)	No. of Sites	Area (ha)	% of Total Land (by Area)	No. of Sites
Aberdeen City	3	2	4	13	9	3	17	5	7
Aberdeenshire	3	2	2	2	1	3	5	2	5
Angus	2	1	1	1	1	2	3	1	3
Argyll & Bute <sup>3</sup>	-	-	-	1	*	2	1	*	2
Clackmannanshire	-	-	-	-	-	-	-	-	-
Dumfries & Galloway	-	-	-	1	1	1	1	*	1
Dundee City	23	13	3	16	10	16	39	12	19
East Ayrshire	5	3	2	3	2	5	8	2	7
East Dunbartonshire	7	4	1	-	-	-	7	2	1
East Lothian	3	2	1	-	-	-	3	1	1
East Renfrewshire	-	-	-	-	-	-	-	-	-
Edinburgh, City of	1	1	3	3	2	4	4	1	7
Eilean Siar	-	-	-	-	-	-	-	-	-
Falkirk	-	-	-	6	4	5	6	2	5
Fife	6	3	8	*	*	1	6	2	9
Glasgow City	23	13	31	29	19	45	52	16	76
Highland <sup>2</sup>	-	-	-	-	-	-	-	-	-
Inverclyde	1	*	2	3	2	6	3	1	8
Loch Lomond and the Trossachs <sup>3</sup>	-	-	-	-	-	-	-	-	-
Midlothian	4	2	1	-	-	-	4	1	1
Moray	1	1	1	7	4	5	8	2	6
North Ayrshire	2	1	5	4	2	7	5	2	12
North Lanarkshire	59	33	23	30	19	23	90	27	46
Orkney Islands	-	-	-	-	-	-	-	-	-
Perth & Kinross <sup>3</sup>	1	*	2	2	1	4	3	1	6
Renfrewshire	1	1	1	9	6	5	10	3	6
Scottish Borders	4	2	4	*	*	1	4	1	5
Shetland Islands	-	-	-	-	-	-	-	-	-
South Ayrshire	1	*	2	1	1	1	2	1	3
South Lanarkshire	18	10	3	25	16	17	43	13	20
Stirling <sup>3</sup>	-	-	-	-	-	-	-	-	-
West Dunbartonshire <sup>3</sup>	12	7	3	-	-	-	12	4	3
West Lothian	-	-	-	-	-	-	-	-	-
<b>Scotland</b>	<b>180</b>	<b>100</b>	<b>103</b>	<b>156</b>	<b>100</b>	<b>156</b>	<b>336</b>	<b>100</b>	<b>259</b>

1. Figures may not sum due to rounding.
2. A partial survey was completed for Highland – See Annex A.11.
3. In 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 in 2011. In previous years, these sites were classified within the relevant local authority boundary.

8.3 Table 17 shows that a total of 336 hectares (259 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. 180 hectares of land reclaimed back into use was derelict, of which 33% was in North Lanarkshire (59 hectares). Of the 156 hectares of urban vacant land brought back into use, 19% (30 hectares) was in North Lanarkshire and 19% (29 hectares) was in Glasgow. The largest individual derelict or urban vacant sites brought back into use in 2011 were Riverside Avenue, Dundee (23 hectares) and Hillfoot Road, Airdrie (21 hectares) both being reused for recreation and leisure.

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 38% (69 hectares) of the land reclaimed for this purpose. The second most common new use was for recreation and leisure development, accounting for 27% and 49 hectares. For urban vacant land, the most common new use was also residential development, with 42% (66 hectares) of the land reused for this purpose, and the second most common new use was nature conservation, with 12% of urban vacant land reused for this purpose (19 hectares).

**Table 18: Reclaimed Derelict land and Urban Vacant land brought back into use since the previous survey, by new use, 2011<sup>1</sup>**

New Use	Derelict Land			Urban Vacant Land			Total Derelict and Urban Vacant Land		
	Area (ha)	% of Derelict Land (by Area)	No. of Sites	Area (ha)	% of Urban Vacant Land (by Area)	No. of Sites	Area (ha)	% of Total Land (by Area)	No. of Sites
Agriculture	1	1	1	-	-	-	1	*	1
Business Class	2	1	2	2	1	3	4	1	5
Community & Health	*	*	1	2	1	3	3	1	4
Defence	-	-	-	-	-	-	-	-	-
Education	*	*	1	2	1	2	2	1	3
Forestry/Woodland	-	-	-	-	-	-	-	-	-
Green/Environmental	1	1	2	*	*	1	1	*	3
Manufacturing	1	1	2	3	2	3	4	1	5
Mineral Activity	-	-	-	-	-	-	-	-	-
Nature Conservation	-	-	-	19	12	3	19	6	3
Non-Community-Based Woodland	-	-	-	2	1	2	2	1	2
Offices	1	*	2	1	1	2	2	1	4
Other General Industry <sup>2</sup>	7	4	8	5	3	12	11	3	20
Passive Open Space	4	2	5	18	11	10	22	7	15
Recreation & Leisure <sup>3</sup>	49	27	7	2	1	2	50	15	9
Residential	69	38	40	66	42	72	135	40	112
Retailing	11	6	7	11	7	5	22	7	12
Storage	3	2	2	5	3	10	8	2	12
Transport	8	4	13	5	3	8	13	4	21
Utility Services	-	-	-	1	*	2	1	*	2
Wholesale Distribution	-	-	-	7	4	3	7	2	3
Vacant Pending New Use	3	2	3	2	1	3	5	1	6
Other	20	11	7	4	3	10	24	7	17
Unknown <sup>4</sup>	-	-	-	-	-	-	-	-	-
<b>Total</b>	<b>180</b>	<b>100</b>	<b>103</b>	<b>156</b>	<b>100</b>	<b>156</b>	<b>336</b>	<b>100</b>	<b>259</b>

1. Figures may not sum due to rounding.
2. Excluding Manufacturing.
3. Excluding Passive Open Space.
4. Unknown values are excluded from the calculation of percentages

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 (44%). Public sector funding accounted for 37% of reclaimed land, and the source of funding was unknown for 4% of reclaimed land. Dundee City had the greatest area brought back into use by public funding (36 hectares), with North Lanarkshire reclaiming the most land with private funding (55 hectares).

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. Recreation & leisure development (31%) is the most common new use for land receiving public/mixed funding, whereas residential development (62%) 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, 2011<sup>1</sup>**

Local Authority	Public sector funding (ha)	Private sector funding (ha)	Mixed funding <sup>1</sup> (ha)	Unknown (ha)	None / not applicable (ha)	Total (ha)
Aberdeen City	1	4	10	-	1	17
Aberdeenshire	*	5	*	-	-	5
Angus	-	3	-	-	-	3
Argyll & Bute <sup>3</sup>	-	-	-	1	-	1
Clackmannanshire	-	-	-	-	-	-
Dumfries & Galloway	-	1	-	-	-	1
Dundee City	36	3	*	-	-	39
East Ayrshire	-	6	1	-	-	8
East Dunbartonshire	-	7	-	-	-	7
East Lothian	-	3	-	-	-	3
East Renfrewshire	-	-	-	-	-	-
Edinburgh, City of	-	3	1	-	-	4
Eilean Siar	-	-	-	-	-	-
Falkirk	-	6	*	-	-	6
Fife	2	4	-	*	-	6
Glasgow City	29	16	5	*	2	52
Highland <sup>2</sup>	-	-	-	-	-	-
Inverclyde	1	*	-	-	2	3
Loch Lomond and the Trossachs <sup>3</sup>	-	-	-	-	-	-
Midlothian	-	4	-	-	-	4
Moray	-	-	-	8	-	8
North Ayrshire	2	3	*	-	-	5
North Lanarkshire	30	55	4	-	-	90
Orkney Islands	-	-	-	-	-	-
Perth & Kinross <sup>3</sup>	-	-	-	3	-	3
Renfrewshire	-	10	-	-	-	10
Scottish Borders	-	1	-	3	-	4
Shetland Islands	-	-	-	-	-	-
South Ayrshire	-	1	1	-	-	2
South Lanarkshire	21	2	*	-	19	43
Stirling <sup>3</sup>	-	-	-	-	-	-
West Dunbartonshire <sup>3</sup>	-	11	1	-	-	12
West Lothian	-	-	-	-	-	-
<b>Scotland</b>	<b>123</b>	<b>148</b>	<b>25</b>	<b>15</b>	<b>24</b>	<b>336</b>

1. Mixed public and private sector funding or partnership
2. A partial survey was completed for Highland – See Annex A.11.
3. In 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 in 2011. In previous years, these sites were classified within the relevant local authority boundary.

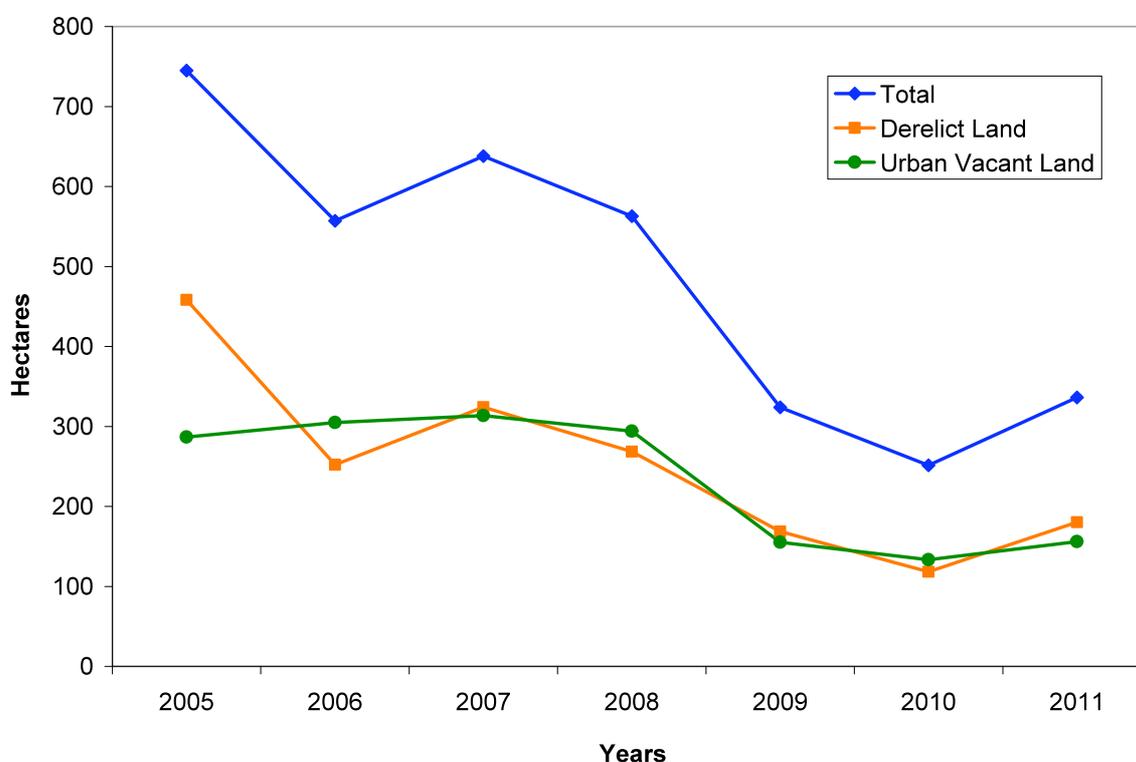
8.7 Table 20 and Chart 7 show the total amount of derelict land reclaimed and urban vacant land reused in each of the past 7 survey years. The amount of derelict land reclaimed has fluctuated between 2005 to 2011, with the lowest amount reclaimed in 2010 (118 hectares). For 2011 there has been an increase to 180 reclaimed hectares but for the lowest number of reclaimed sites (103). On average, 253 hectares of derelict land was reclaimed in each year between 2005 and 2011. The amount of urban vacant land reused gradually increased in the years until 2007, but then decreased to a low in 2010. For 2011 there has been an increase to 156 reclaimed hectares. On average, 235 hectares of vacant land was reused each year between 2005 and 2011.

**Table 20: Total Derelict and Urban Vacant Land reclaimed (Hectares), 2005-2011<sup>1,2,3</sup>**

	2005	2006	2007	2008	2009	2010	2011
Derelict Land (ha)	458	252	324	269	169	118	180
<i>Total Sites</i>	195	202	193	164	138	117	103
Urban Vacant Land (ha)	287	305	314	294	155	133	156
<i>Total Sites</i>	308	314	304	273	191	157	156
<b>Total Area Reclaimed (Derelict &amp; Urban Vacant)</b>	<b>745</b>	<b>557</b>	<b>638</b>	<b>563</b>	<b>324</b>	<b>251</b>	<b>336</b>
<i>Total Sites</i>	<i>503</i>	<i>516</i>	<i>497</i>	<i>437</i>	<i>329</i>	<i>274</i>	<i>259</i>

1. Figures may not sum due to rounding.
2. See Annex Table E for details of council participation in different years.
3. During 2011, historical data on the reuse of land from the years 2005-2010 were revised to correct any revisions to the data highlighted in the 2011 survey returns. Further information on this process is available in Annex A.4

**Chart 7: Total Derelict and Urban Vacant Land Reclaimed, 2005-2011**



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 2004/05 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 139 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 80 hectares and Glasgow City have reused 75 hectares (across 41 and 61 sites respectively) of formerly derelict and urban vacant land using the fund. Any involvement the VDLF has had with existing sites in the 2011 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, 2005-2011<sup>1,2,3</sup>**

Local Authorities receiving Vacant and Derelict Land Funds	Derelict Land		Urban Vacant Land		Total Derelict and Urban Vacant Land	
	Area (ha)	No. of Sites	Area (ha)	No. of Sites	Area (ha)	No. of Sites
Dundee City	33	7	46	34	80	41
Glasgow City	44	41	31	20	75	61
Highland	*	1	9	3	10	4
North Lanarkshire	50	18	3	6	53	24
South Lanarkshire	5	3	2	6	7	9
<b>TOTAL</b>	<b>133</b>	<b>70</b>	<b>91</b>	<b>69</b>	<b>224</b>	<b>139</b>

1. Figures may not sum due to rounding.
2. The Scottish Government Vacant and Derelict Land Fund contributed either partially or fully to the reclamation or reuse of the 139 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 2011 Vacant and Derelict Land Survey (those not yet removed from the survey) is not recorded in the above table.

8.9 Table 22, providing some further proximity analysis, has not been included in this bulletin. This is due to technical difficulties in producing the analysis. It is hoped that further investigations of this data will enable it to be published at a later date.

8.10 Table 23 shows an estimate of the number of properties (both residential and communal) that are situated within 500m of a site reclaimed using the VDLF (either solely or in combination with other funds), split by deprivation level. Overall, 55% of the 102,869 properties within 500m of land reclaimed using the VDLF were situated within Scotland's 15% most deprived datazones (56,611 properties). The remaining 45% (46,258 properties) were located outwith the 15% most deprived datazones. At council level, 31,764 or 70% of the properties in close proximity to reclaimed land in Glasgow City were in the 15% most deprived datazones, compared to 46% (14,458 properties) for Dundee City, 42% (5,659 properties) for North Lanarkshire, 38% (4,064 properties) for South Lanarkshire and 31% (666 properties) for Highland.

**Table 23: Estimate of the number of properties within 500m of at least 1 site reclaimed using the Vacant and Derelict Land Fund (VDLF), split by deprivation, 2005-2011<sup>1,2,3</sup>**

Local Authority	Properties within 500m of land reclaimed using VDLF -			
	Within 15% Most Deprived Datazones <sup>5</sup>	Outwith 15% most Deprived Datazones <sup>5</sup>	Total	Percent of Properties near remediated land within 15% most deprived datazones
Dundee City <sup>4</sup>	14,458	16,661	31,119	46
Glasgow City <sup>5</sup>	31,764	13,664	45,428	70
Highland	666	1,454	2,120	31
North Lanarkshire	5,659	7,920	13,579	42
South Lanarkshire <sup>6</sup>	4,064	6,559	10,623	38
<b>Total</b>	<b>56,611</b>	<b>46,258</b>	<b>102,869</b>	<b>55</b>

1. Properties based on Ordnance Survey 2009 Address Point Data. See Annex Note A.9 for further information.
2. Any involvement the Vacant and Derelict Land Fund has had with existing sites in the 2011 Vacant and Derelict Land Survey (those not yet removed from the survey) is not recorded in the table above.
3. Datazone analysis uses the results of the SIMD 2009 Version 2 General Report, revised in July 2010.
4. A further estimated 12 properties within Angus are located within 500m of a reclaimed site within Dundee City Boundaries.
5. An estimated 179 properties within Glasgow City are located within 500m of a reclaimed site within the South Lanarkshire Boundary.
6. An estimated 324 properties within South Lanarkshire are located within 500m of a reclaimed site within Glasgow City Boundaries.

## 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 2010). Sites that have increased in size since the previous survey or those newly identified in 2011 but highlighted as being out of use prior to 2010 are not shown. Similarly, when part of a site is brought back into use, that part is detailed in the 'B' data set, and the part not brought back into use remains in the survey 'A' data set.

*A.3 Changes in Site Details.* Changes in site details can also cause other difficulties in interpreting the data. The most notable are when two separate sites become joined by the inclusion of a further piece of vacant or derelict land, and alternatively when a single site has a central area brought back into use, such that the remaining disused area does not form a single contiguous site. The first of these scenarios is the most awkward from a statistical viewpoint, as data regarding previous use etc. for both sites are unlikely to be compatible. Where this happens, details from the largest contributing site are used to describe the new, compound site.

*A.4 Changes in Historic Data, 2005-2010.* As each local authority returned their 2011 surveys, work was also undertaken to improve the quality of the data supplied in the previous 2005 to 2010 returns. This process was done to allow for improved time series analysis. The key aspects of this work included the removal (back to 2005) 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 2011, 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 2005-2010. 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 2004, is shown in Annex Table A overleaf. This data has remained completely unaltered since the 2005 survey publication. Thus care should be taken when comparing 1996-2004 data in Annex Table A to 2005-2011 data shown in this bulletin. The 1996-2004 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, 1996-2004<sup>1,2,3</sup>**

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

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 2005-2011 in the main part of this bulletin. The data above has not been amended to take account of land removed for definitional reasons or other previous reporting errors.

**A.5 Land area eligible.** Although local authorities are asked to note all derelict land for the survey (see Annex section A.11 regarding Highland Council), the recording of vacant land is restricted to all land located within any settlement as defined by the local authority in the latest council approved local plan. Consequently, the actual land area surveyed for vacant land is often considerably smaller than the total land area of each local authority, especially in the case of the more rural areas.

*A.6 Settlements of population 2,000 and over cut-off.* Local authorities were asked to survey for vacant land within all settlements defined in their latest council approved local plans. However, due to resource constraints on some local authorities (particularly those covering large rural areas), some were unable to do a full survey of every settlement for vacant land. All did however survey every settlement within their boundaries that had a population of 2,000 or more. Therefore, to ensure consistency in data presentation, the statistics presented on vacant land throughout this bulletin refer only to land located within settlements that have a population of at least 2,000 (according to the local plan).

Some local authorities did carry out either a full or partial survey for vacant land in settlements of under 2,000 in population. All vacant sites located within settlements of under 2,000 in population are shown separately from the rest of the bulletin in Annex Table B below.

**Annex Table B: Vacant Land within Settlements of under 2,000 in population, 2011<sup>1,2</sup>**

<b>Local Authority</b>	<b>Area (ha)</b>	<b>No. of Sites</b>
Aberdeenshire	206	6
Angus	2	1
East Ayrshire	19	8
Edinburgh, City of	19	8
Falkirk	1	2
Fife	8	7
Glasgow City	*	2
Highland	*	1
Moray	2	3
North Ayrshire	18	17
North Lanarkshire	3	5
Perth & Kinross	2	2
Scottish Borders	5	3
South Ayrshire	4	5
South Lanarkshire	8	11
<b>Scotland</b>	<b>297</b>	<b>81</b>

1. Figures may not sum due to rounding.
2. Authorities included in this table are the only ones with any surveyed vacant land in small settlements.

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 14,400 hectares of land within settlements of under 2,000 in population were surveyed for vacant land in Scotland during 2011. From this area, local authorities reported a total of 297 hectares of vacant land across 81 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 80 sites (318 hectares) of vacant land in settlements of under 2,000 in population reported in 2010, 6 sites (21 hectares) were brought back into productive use and 1 site (2 hectares) was re-classified as derelict.

**Annex Table C: Derelict Land as a percentage of total area by local authority area, 2011<sup>1,2</sup>**

Local Authority	Total Derelict Land (ha)	Total Area (ha) <sup>3</sup>	% of Local Authority Derelict
Aberdeen City	20	18,576	0.1
Aberdeenshire	35	631,259	0.0
Angus	116	218,178	0.1
Argyll & Bute <sup>4</sup>	9	690,899	0.0
Clackmannanshire	14	15,864	0.1
Dumfries & Galloway	200	642,601	0.0
Dundee City	14	5,983	0.2
East Ayrshire	280	126,216	0.2
East Dunbartonshire	48	17,461	0.3
East Lothian	54	67,918	0.1
East Renfrewshire	38	17,379	0.2
Edinburgh, City of	123	26,373	0.5
Eilean Siar	1	307,094	0.0
Falkirk	79	29,737	0.3
Fife	776	132,486	0.6
Glasgow City	668	17,549	3.8
Highland	1,017	2,565,934	0.0
Inverclyde	25	16,046	0.2
Loch Lomond & the Trossachs <sup>4,5</sup>	23	186,340	0.0
Midlothian	255	35,369	0.7
Moray	2	223,756	0.0
North Ayrshire	1,102	88,539	1.2
North Lanarkshire	1,147	46,981	2.4
Orkney Islands	44	98,990	0.0
Perth & Kinross <sup>4</sup>	41	528,581	0.0
Renfrewshire	766	26,109	2.9
Scottish Borders	66	473,176	0.0
Shetland Islands	7	146,648	0.0
South Ayrshire	70	122,199	0.1
South Lanarkshire	380	177,193	0.2
Stirling <sup>4</sup>	136	218,735	0.1
West Dunbartonshire <sup>4</sup>	181	15,890	1.1
West Lothian	559	42,733	1.3
<b>Scotland<sup>5</sup></b>	<b>8,297</b>	<b>7,792,452</b>	<b>0.1</b>

1. Figures may not sum due to rounding.
2. A partial survey was completed for Highland – See Annex A.11.
3. Land areas used to calculate the 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. In 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 in 2011. In previous years, 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 2011 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 18 years). In this instance, only derelict sites which were either identified by local authorities as being derelict prior to 1991 or, (where length of time derelict is unknown) where the first site inspection occurred prior to 1991, are included.

To measure the proportion of each local authority that lives within a certain distance of derelict land, a national data set was constructed that estimated the population of each property identified as likely to be residential in Ordnance Survey's 2010 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 2010 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 2010 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 2010) 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 30.1% of the population of Scotland live within 500m of a derelict site in 2011. 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 2009, Version 2) 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 2009 Scottish Index of Multiple Deprivation Project (the results of which were published in October 2009 with a version 2 revision in July 2010). The SIMD 2009 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 2009 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 23 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). To calculate this data, each of the 140 sites reclaimed to date had a buffer zone based on the area of those sites plus 500m drawn around the grid co-ordinate points supplied for that site. Using GIS and the Address-Point based dataset (described in Annex Section A.7) every property (both residential and communal) that falls within the overall buffer zone of a reclaimed site was identified. These properties were then aggregated up to give a total figure for each of the VDLF local authorities. Further analysis was then run to determine whether properties were located within a datazone that SIMD 2009 (Version 2) identified 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 2005-2010 (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, 128 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, 2011<sup>1,2</sup>**

Local Authority	Derelict Land		Urban Vacant Land		Total Derelict and Urban Vacant Land	
	Area (ha)	No. of Sites	Area (ha)	No. of Sites	Area (ha)	No. of Sites
Aberdeen City	-	-	2	2	2	2
Clackmannanshire	19	3	24	8	43	11
East Lothian	2	2	-	-	2	2
East Renfrewshire	-	-	1	1	1	1
Falkirk	7	4	4	2	11	6
Fife	*	1	*	1	1	2
Glasgow City	6	7	6	8	12	15
Inverclyde	-	-	6	3	6	3
Loch Lomond and the Trossachs	2	2	1	1	3	3
Moray	-	-	1	1	1	1
North Lanarkshire	30	17	10	10	40	27
Perth & Kinross	-	-	*	1	*	1
South Lanarkshire	-	-	2	2	2	2
Stirling	3	6	*	1	3	7
West Dunbartonshire	2	4	1	1	3	5
<b>Scotland</b>	<b>71</b>	<b>46</b>	<b>58</b>	<b>42</b>	<b>128</b>	<b>88</b>

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 the 2010 SVDLS bulletin (Annex E). In 2011 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, 1996-2011**

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

1. Only the SVDLS-A data file was provided.
2. See Annex Section A.11.
3. In the 2010 SVDLS bulletin (Annex E) summary figures were published for LLTNP.
4. In 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 in 2011. In previous years, 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 2005 to incorporate any data that came in shortly after the previous data collection period. Data prior to 2005 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.

## A NATIONAL STATISTICS PUBLICATION FOR SCOTLAND

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## SCOTTISH GOVERNMENT STATISTICIAN GROUP

### Our Aim

To provide relevant and reliable information, analysis and advice that meet the needs of government, business and the people of Scotland.

For more information on the Statistician Group, please see the Scottish Government website at [www.scotland.gov.uk/statistics](http://www.scotland.gov.uk/statistics)

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### Complaints and suggestions

If you are not satisfied with our service, please write to the Chief Statistician, Mr Roger Halliday, 4N.05, St Andrews House, Edinburgh, EH1 3DG, Telephone: (0131) 244 0302, e-mail [roger.halliday@scotland.gsi.gov.uk](mailto:roger.halliday@scotland.gsi.gov.uk). We also welcome any comments or suggestions that would help us to improve our standards of service.

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ISSN 0264-1143    ISBN 978-1-78045-552-5

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APS Group Scotland  
DPPAS12115 (01/12)