

## VACANT AND DERELICT LAND MONITORING REPORT 2020



**(A) 2020 SURVEY KEY FINDINGS**

**(B) KEY TREND STATISTICS - 1999 to 2020**

**(i) INTRODUCTION**

Context of Survey

**(ii) SCALE OF PROBLEM WITHIN STRATEGIC DEVELOPMENT PLAN AREA**

Total Area

Urban Area

Rural Area

**(iii) LAND TAKE UP, NET CHANGE AND TRENDS**

Land Take Up

Net Change

Trends

**(iv) LONG TERM DERELICTION**

**(v) DEVELOPABILITY**

**(vi) MIXED USE**

**(vii) POLICY DIRECTION - A Planned Strategic Approach**

**APPENDIX - KEY STATISTICS VACANT AND DERELICT LAND SURVEY 2020**

## (A) 2020 SURVEY KEY FINDINGS

- 28.9%\* (3,349ha) of Scotland's total area of vacant and derelict land (11,574.83ha\*) 2020\*<sup>1</sup>, including rural derelict land, lies within Glasgow City Region.
- 5% (2,646ha) of the total urban area of Glasgow City Region is vacant or derelict.
- 79% (2,646ha) of the total vacant and derelict land in Glasgow City Region is within the urban area.
- Glasgow and North Lanarkshire account for 72% (1,896ha) of the total urban vacant and derelict land in Glasgow City Region.
- the largest single area of rural dereliction is in Renfrewshire at the former ROF site at Bishopton (96ha). Over 500 ha of land have been taken up at this site since 2016. The largest total area of rural dereliction is in North Lanarkshire. Located over three sites at Greengairs there is over 137.27ha of rural dereliction at this location. (The rural derelict Stirling Rd site directly abuts the Greengairs sites enlarging this area of rural dereliction in North Lanarkshire, to 187ha)
- despite consistent levels of take-up for development and environmental improvement (averaging 123ha p.a. since 1996) the scale of the urban problem is still considerable.
- 32.2% of urban sites (514 sites) have been vacant or derelict since before 1996 amounting to some 1330ha (50.2% of the total urban vacant and derelict land), with some 12% of sites (185 sites) amounting to 370ha (14%) have been vacant or derelict since before 1985.
- 57.5% (1,521ha) of urban vacant and derelict land is in private ownership; and 11.4% (302ha) in multiple ownership which tends to further constrain its treatment.
- 33.3% (877ha) of all urban vacant and derelict land is comprised of land within a limited number of large sites (10ha and over, 37 sites).
- take up for residential development accounts for 69% (58.3ha) of all development take up. Take up for industrial/business is 11% (9.1ha), 12% (10.2ha) for other uses and 9% (7.3ha) for environmental improvement.
- in the year 31<sup>st</sup> March 2019 - 31<sup>st</sup> March 2020 there has been a decrease of 1.6% in the overall scale of urban vacant and derelict land, with a net decrease of 44ha.
- 66% (1747ha) of urban vacant and derelict land is considered as having potential to be developed over the short-medium term. Uncertainty exists over another 29.5% (780ha) categorised as 'undetermined'. In addition, 109ha (4.1%) is currently considered to be uneconomic to develop.

---

<sup>1</sup> <https://www.gov.scot/publications/scottish-vacant-and-derelict-land-survey---site-register/> 2020 data collection disrupted by Covid, publication of survey suspended, register available. Not been possible to collect all 2020 data and some LAs have reverted to 2019 figures, full robust Scotland figures not possible. 2021 Monitoring report will give a clearer picture.

## (B) KEY TREND STATISTICS - 1996 to 2020

- the total amount of vacant and derelict land has declined by 43% since 1996 (5,977ha/3,349ha), an average of 105ha per annum.
- the total amount of urban vacant and derelict land has declined by 41% since 1996 (4581ha/2,646ha), an average of 77.4ha per annum.
- in 1996 the urban vacant /derelict split was 46% vacant and 54% derelict; in 2020 the split is 34% vacant and 66% derelict.
- the total amount of rural derelict land has decreased by 49% since 1996 (1396ha/703ha).
- the average take up of land since 1996 has been 241ha per annum.
- the average fall out of developed land (new vacant/derelict land) since 1996 has been 180ha per annum.
- on average 56.4ha per annum has been removed from the Survey for 'definitional reasons' and other adjustments (including re-measurement) since 1996.
- if the net reduction of c. 130ha/year (average since 1996) continues then it is estimated that it will take approximately 20 years to remove the current levels (2646ha) of urban vacant and derelict land from Glasgow City Region.
- since 1996 an average of 34% of the total area of urban vacant and derelict land has been on the Survey since before 1985.
- in 1996 the take up for industry/business accounted for 7% of all development take up whilst accounting for 40% of the total urban vacant and derelict land in terms of preferred use. In 2020 take up for industry/business accounted for 11% of all development take up. *These figures do not take account of industry/business within mixed use sites.*
- in 1996 the take up for housing accounted for 41% of all development take up whilst accounting for 26% of the total urban vacant and derelict land in terms of preferred use. In 2020 the take up for housing accounted for 69% of all development take up. *These figures do not take account of housing within mixed use sites.*

## VACANT AND DERELICT LAND MONITORING REPORT 2020

### (i) INTRODUCTION

#### Context of Vacant and Derelict Land Survey

1. The aim of this report is to provide a statistical base and policy context for the monitoring of changes in the scale and nature of vacant and derelict land in the Strategic Development Plan area. The Glasgow City Region's Strategic Development Plan Vacant and Derelict Land Survey (The Survey) provides an important information source for the monitoring and review of Strategic and Local Development Plan policy, particularly in relation to the redevelopment of brownfield sites in the short, medium and long term.

***Please note that the 2020 survey was affected by the global pandemic.***

2. The Survey is undertaken annually (base date 31<sup>st</sup> March) and relates to the Scottish Vacant and Derelict Land Survey (SVDLS) which is co-ordinated by the Scottish Government's Communities Analysis Division. The Survey requires each Authority to monitor a range of issues in terms of vacant and derelict land including, take up of land, fall out to a vacant or derelict state, area of sites, previous use, preferred use, length of time vacant or derelict and locational characteristics. **The key statistics are given for the period following the re-organisation of local government in 1996.**
3. For the definitions of vacant and derelict land used in this report and an explanation of other terms used, refer to the SVDLS Guidance Note 2016 and the Glasgow and Clyde Valley Strategic Development Plan July 2017 Glossary. The tables giving the key statistics by the number of sites and the area of vacant and derelict land, both for the Strategic Development Plan area and by unitary authority, are contained in Appendix 1. **Unless otherwise stated, these statistics relate only to the urban area.**

### (ii) SCALE OF PROBLEM WITHIN THE GLASGOW VALLEY CITY REGION

#### Total Area (Tables 1 and 2)

4. In 2020 within the Glasgow City Region there was an estimated total of 3,349ha vacant and derelict land. This represents some 28.9% of the total vacant and derelict land in Scotland (2020 – 11,574.83ha)<sup>2</sup>. Within the city region the total vacant and derelict land has fallen by 43.9% (5,977ha/3,349ha) since 1996.
  - **Key Statistic: the total amount of vacant and derelict land has declined by 43.9% since 1996 (5,977ha/3,349ha), an average 105ha per annum.**

---

<sup>2</sup> <https://www.gov.scot/publications/scottish-vacant-derelict-land-survey-2020/>

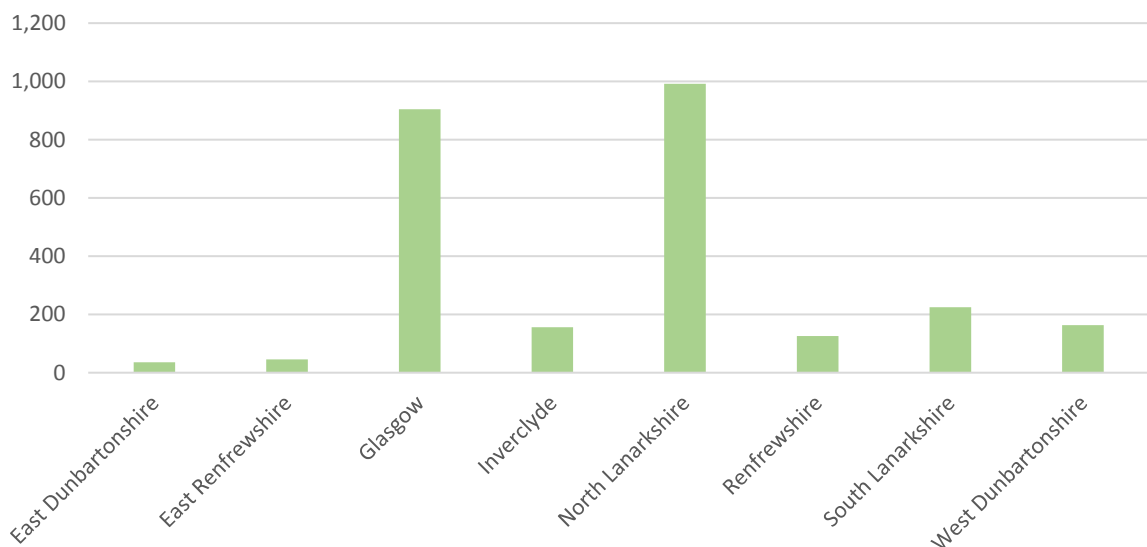
## % of Total VDL in GCV / Scotland



### Urban Area (Tables 1 and 3)

5. Of the total 3,349ha of vacant and derelict land within the city region, some 79% (2,646ha) is located within urban areas, of which 52.1% (1,747ha) is derelict and 26.8% (899ha) is vacant. The majority of this land 71.6% (1,896ha) remains located principally in those areas most affected by the decline of heavy industry, i.e. Glasgow and North Lanarkshire and remains a *constant feature* of the Survey. As a percentage of their respective urban areas Glasgow (5.2%), North Lanarkshire (9.1%), Inverclyde (6.4%) and West Dunbartonshire (5.6%) have the highest proportion which potentially impacts on the wider amenity of these areas.

### Total Urban Vacant and Derelict Land (Ha) 2020



## Rural Area (Table 1)

6. Within the city region there are 703ha of rural derelict land (20.9% of the total Glasgow and Clyde Valley vacant and derelict land). Most of this rural dereliction, in terms of sites, is concentrated in North Lanarkshire (55%/388ha) and South Lanarkshire (21%/150ha). The largest single area of rural derelict land is located in Renfrewshire as a result of the inclusion of some 106ha (15%) at the Royal Ordnance Factory at Bishopton. This figure has been reduced significantly, however, since 2016 when 646ha of rural derelict land were identified at the site, 54% of the previous total.
  - **Key Statistic: the total amount of rural derelict land has decreased by 50.3% since 1996 (1396ha/703ha).**

### (iii) LAND TAKE UP, NET CHANGE AND TRENDS

#### Land Take Up (Tables 4, 12 and 12a)

7. During the year 2019-2020 there were ha of land taken-up for development and environmental improvement. In addition, there were 5.9ha of land removed from the Survey for either definitional reasons i.e. where the characteristics of the land has changed such that it no longer conforms to the definitions of sites to be included in the Survey or due to other adjustments, e.g. re-measurement. The highest proportion of take up was land identified as residential, 30% (17.5ha) in North Lanarkshire. Overall, the highest proportion of take up was developed for housing, 69% (58ha); continuing the trend of recent years, although this year's figure is not as high as 2017/18's figure (94 ha) and still lower than the historic levels (2007/8 141ha). Despite being lower, it is an improvement on the lower levels of take up experienced during the prevailing difficult economic conditions.

**Key Statistic: The average take up of land since 1996 has been 241ha per annum.**

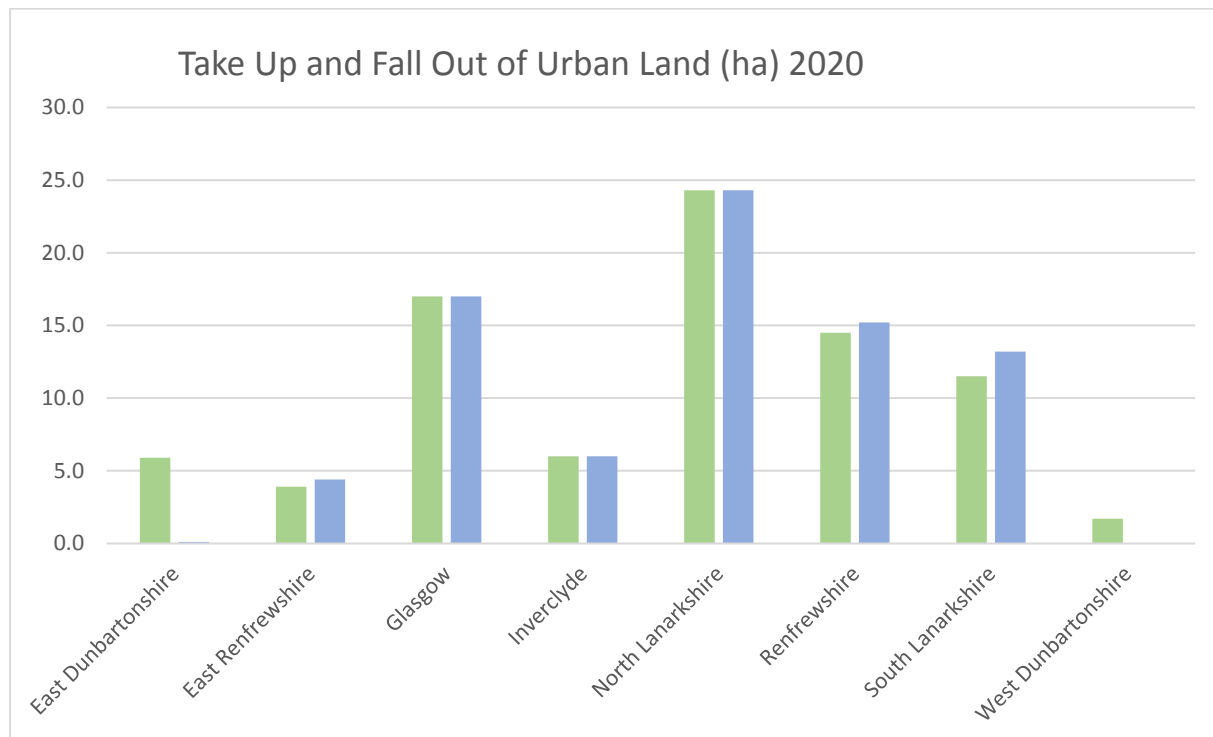
**Key Statistic: The average fall out of developed land (new sites) since 1996 has been 194ha per annum.**

**Key Statistic: On average 59ha per annum has been removed from the Survey for 'definitional reasons' since 1996.**



### Net Change (Table 4)

- Overall 85ha of urban and rural land were brought back into use between 2019 and 2020. Some 80ha of land fell out of use. As a consequence, this results in a net decrease of 11ha of urban land from the Survey, after adjustments are made for definitional change (6ha).



### Trends (Table 2)

- The overall scale of vacant and derelict land, some 2,646ha, is still considerable (see paragraphs 4 and 5). There has been an improvement of over 850ha over the last 10 years or so. The figure could have been more significant if the differential between the 'take up' and 'fall out' of land had been greater; as it is for many years these figures have remained generally similar.
- In the context of a 20 year land use planning strategy it should be noted that the overall change in long term vacant and derelict land (the difference between take up plus definitional change/removed from survey against fall out) indicates that if the recent trend of a *net* reduction of c.130ha/year (average since 1996) were to continue, then it would take approximately 20 years to remove the existing level of urban vacant and derelict land from the Glasgow City Region area. It is anticipated with the continued renewal being driven by the key priorities of the SDP's Spatial Development Strategy, namely Clyde Waterfront, Riverside Inverclyde, City Centre, Ravenscraig and Clyde Gateway that significant increases in take up will be delivered over the next 5/10 years. It is likely however that the planned levels of take up particularly for housing both in and out with these areas will continue to be reduced over the next few years as a result of the slow economic recovery.

**Key Statistic: If the above averages continue then it is estimated that it will take approximately 20 years to remove the current levels of urban vacant and derelict land from the Glasgow City Region city region.**



(iv) **LONG TERM DERELICTION** (Table 5)

11. Over Glasgow City Region as a whole, some 301 sites (18.9% of all urban sites) have been vacant or derelict since before 1985. This equates to 24% (635ha) of all urban vacant and derelict land which can be considered as long term vacant or derelict land.
12. The proportion of long term vacant and derelict land (Glasgow 39%, West Dunbartonshire 19%, South Lanarkshire 24%, East Dunbartonshire 55%) remains unacceptably high and is the singular most important feature of the Survey reflecting the true nature of the problem facing the agencies attempting to deal with this issue, namely that of long term vacant and derelict land. The need for a long term regeneration focused land use development strategy incorporating increased provision of green infrastructure coupled with significant increases in dedicated vacant and derelict land /contaminated land funding is seen as the most appropriate way that this issue can be seriously addressed over a reasonable timeframe, of say 10 to 15 years. At a time of both reduced public sector funding and private finance availability the issue of dedicated funding remains particularly important.

(v) **DEVELOPABILITY** (Tables 10, 10a)

13. The developability of sites classification aims to provide an informed assessment of the total amount of land which could be developed over the short (up to five years), medium (five to ten years) and longer term (over ten years). Experience over the last few years has shown that there is greater confidence in the consideration of this issue in the short term and conversely less confidence in the longer term assessment. In the short term there may, however, be an under estimate of the impact of the constraints (e.g. ownership, contamination) on the developability of sites.
14. From the perspective of problem sites (those classified as 'undetermined'), 30% of all sites (29.5%/780ha in area) do not seem likely to be developed over the short to medium term. In addition, 4% of sites (4.1% in area/109ha) are considered 'uneconomic to develop' and are potentially likely to be suitable for a soft-end use. Taking these two categories together means that 34% (890ha) of all urban vacant/derelict land (35% of all sites), is unlikely, under current market demand conditions, to be redeveloped for a hard-end use. This represents a core problem for the city region. 'Greening' programmes, in particular the creation of *the 'Glasgow and the Clyde Valley Green Network'* as a key component of the *'Central Scotland Green Network'* (a National Development in National Planning Framework 3) is increasing the scale of both greening and woodland planting in urban areas, aimed at removing this dereliction and blight. It is therefore increasingly important particularly in contributing to improving the quality of life and health of those affected communities and making the Glasgow and Clyde Valley city region a more economically competitive place.

Developability Code	% of Total Sites	% of Total Area
<b>Short term</b>	36	32
<b>Medium Term</b>	31	34
<b>Long Term (Undetermined)</b>	28	30
<b>Uneconomic/soft end use</b>	4	3
<b>Unknown</b>	1	1

15. Increasing the rate of take up will require concerted action by a range of stakeholders alongside improved funding and the identification of agreed priorities both in terms of hard end use development and the delivery of the green network. Partnership working will increasingly become important in terms of securing remediation. Whilst there are

a number of key regeneration projects in the Glasgow City Region (refer paragraph 10) the lack of direct intervention through land renewal programmes as well as uncertainty around the long term future of the Scottish Government's 'Vacant and Derelict Land Fund' would suggest the ability to make significant inroads into this issue is greatly reduced.

**(vi) POLICY DIRECTION**

**A Planned Strategic Approach**

16. A key element of the Strategic Development Plan approved in August 2017 is the effective utilisation of vacant and derelict land as part of the SDP's Spatial Development Strategy (SDS). The recycling of urban land should be seen as an opportunity to improve the economic competitiveness of Glasgow City Region by restructuring the environment to redress some of the imbalances in the quality of urban areas, particularly through the development of the Green Network.
17. The SDS focuses on the development corridor running through the city region and comprising transformational and regeneration projects including Glasgow City Deal projects, Glasgow City Centre, Clyde Waterfront, Clyde Gateway, Ravenscraig, Community Growth Areas and the Green Network. The SDS is also supported by Scottish Planning Policy and the 'National Planning Framework for Scotland 3', both published in June 2014.
18. In the context of the SDS model, the reclamation and improvement of vacant/derelict land should not be viewed in isolation but as an essential part of an overall integrated strategy for the regeneration and consolidation of urban areas in support of sustainable economic growth and a low carbon economy. This strategy-driven approach is seen as an effective way forward to tackle the scale of vacant and derelict land. A partnership approach is particularly relevant in the determination of agreed priorities and at a time of reducing resources.
19. Residential development consistently represents the largest area of land take up and the most preferred form of development. The level of housebuilding has been significantly reduced in recent years (private sector completions down 62% since 2007) principally as a result of the reduction in the levels of development finance available to the industry. This has the potential to impact on the deliverability of sites particularly in the short/medium term.
20. 'Hard' end uses (industry/business and housing) have traditionally been the preferred option over most of the urban area and recently these uses amounted to 2215ha/73% in area, 1530ha/82% of sites. However, 'soft' end uses, such as tree planting and landscaping are considered most beneficial where they are integral to urban restructuring, creating essential open space or longer term development opportunities, rather than as ad hoc enhancement schemes. Such 'soft' use initiatives can help with the creation of an enhanced 'Green Network' through, for example, community woodlands and improved linkages with existing green spaces. In addition, short term planting in support of bio mass wood fuel production could also offer a 'greening' and financial opportunity in advance of hard end use development particularly in terms of long standing vacant and derelict sites.
21. It is important that brownfield land is made available, for both 'hard' and 'soft end' uses, to achieve the objectives of the SDP. However, there remains a significant number of long term vacant and derelict sites (previously used for industrial purposes) that require to be critically reviewed by the local authorities with regard to their potential for other uses without undermining the direction of the SDS. This approach would assist the ongoing process of urban renewal and, potentially, support the creation of the 'Glasgow and the Clyde Valley Green Network'.

22. The recently approved 'Glasgow City Region Forestry and Woodland Strategy'<sup>3</sup> identifies significant opportunities for the sustainable management and expansion of forestry and woodlands within the City Region. Vacant and derelict land is recognised through the Strategy as providing a valuable opportunity deliver sustainable, multi-benefit woodlands where communities can have easy access to quality woodlands close to their homes for recreation and learning. In addition, tree planting on vacant and derelict land provides opportunities to address flood management and assist with regeneration through assisting decontamination. Enhanced biodiversity can be achieved and where appropriate, energy forests could be created to provide biomass closer to users.

### **Glasgow City Region - Regional Economic Strategy and Regional Spatial Strategy**

23. The Planning (Scotland) Act 2019 has amended the development plan system to remove the requirement for the strategic development plans and introduces a requirement for local authorities to work together to prepare a regional spatial strategy (RSS). Both the National Planning Framework (NPF) and Local Development Plans will now form the development plan for an area. Both these documents will have to have regard to the RSS for that location which in turn will identify strategic development priorities.
24. The Scottish Government is currently working on the review and preparation of NPF4 with the new draft document anticipated in autumn 2021. The recent National Planning Framework: Position Statement<sup>4</sup> sets out the Scottish Government's current thinking on the issues that will need to be addressed when preparing NPF4. Recognition is given to the scale of vacant and derelict land across Scotland, therefore it is proposed that potential policy changes will see an 'infrastructure first' approach where there will be:
- prioritisation of the use of vacant and derelict land ahead of greenfield land through a 'brownfield first' approach;
  - strongly incentivised, imaginative and sustainable re-use of vacant and derelict land and buildings by highlighting the wide range of potential temporary and permanent uses it could support and providing a positive policy framework for achieving long term positive outcomes;
  - a plan-led approach promoted to re-use and remediate sites, linking with wider delivery tools such as design briefs and local place plans;
  - active encouragement of sustainable, innovative and low carbon development and re-use of existing buildings or vacant and derelict land; and,
  - consideration of how plans can be supported by a wide range of delivery mechanisms to tackle the challenges of viability arising for some types of development on vacant sites. In addition, the Scottish Government will consider how it may be possible to promote proactive land assembly to enable the re-use of land and disused buildings.

---

<sup>3</sup> <https://www.clydeplan-sdpa.gov.uk/news/123-forestry-and-woodland-strategy-launched>

<sup>4</sup> <https://www.gov.scot/publications/scotlands-fourth-national-planning-framework-position-statement/>

25. In advance of the RSS being developed and to assist the Scottish Government in the preparation of NPF4, the Scottish Government sought for local authorities to work together, to produce an indicative RSS (iRSS). The iRSS were considered to be regional views of nationally important strategies. The eight Clydeplan local planning authorities worked together to undertake this work on behalf of Glasgow City Region and the iRSS was submitted to the Scottish Government in the summer of 2020.
26. Given the relative currency of the Clydeplan Strategic Development Plan (2017) and its Spatial Development Strategy (SDS), the iRSS contained in essence a refinement of the existing SDS, rather than a fundamental change.
27. The SDS is based on a compact city model and manifests itself spatially as a Development Corridor which runs west to east through the city region parallel to the River Clyde and the M8 corridor. It is recognised that the Development Corridor, with its reserves of vacant and derelict land, provides significant opportunities for a range of co-ordinated actions by public and private sectors and will facilitate a focussing of their efforts to deliver the remediation and reuse of vacant and derelict land.
28. The Scottish Government's Position Statement considers that RSSs will have a significant contribution to the long-term planning of Scotland and its green recovery. It is anticipated that the new regional spatial strategies will also identify areas for future population growth, align with regional economic strategies and identify key sectors and clusters for future development and investment.
29. The Corridor aligns to the focus for the newly established Scottish Government led Clyde Mission<sup>5</sup> which seeks to drive sustainable and inclusive growth for the city, the region and Scotland by bringing together public and private sector partners to harness the opportunities and competitive advantage of the River Clyde and the surrounding assets to deliver economic, social and environmental benefits.
30. The Clyde Mission aims to address the unique opportunities and challenges around the Clyde by ensuring the collective impact of investment is optimised by attracting further investment and by bringing vacant and derelict land back into productive use. It also seeks to address the potential risk that tidal flooding presents to communities, businesses and the city. £10m has already been made available to fund projects and the Scottish Government recently undertook a 'Call for Ideas'<sup>6</sup> for the Mission to consider the development of future, longer term proposals.
31. In tandem with this legislative change, the eight local authorities within the Clydeplan SDP area continue to work collaboratively through Glasgow City Region. Within this context, the Regional Spatial Strategy for the City Region will provide the spatial expression of the Regional Economic Strategy.
32. The delivery of the Regional Economic Strategy is to be supported by an Action Plan which focuses on reducing the amount of vacant and derelict land within the Glasgow City Region and supporting its re-development in order to create sustainable economic growth opportunities for the area.
33. The Regional Economic Strategy Action Plan is currently being refreshed; and in recognition of changing economic, social, environmental and cultural needs, these documents will have a greater focus on supporting the improvement of places providing a '*Place based*' approach to address the RES's Grand Challenge. For example in the context of the Clyde Mission VDL will be priority and also in respect of wider City Region consideration the development of a VDL Business Case to facilitate additional funding for the delivery of projects at the local level.

---

<sup>5</sup> <https://www.gov.scot/publications/clyde-mission/>

<sup>6</sup> <https://consult.gov.scot/economic-development/clyde-mission-call-for-ideas/>

34. The RES and its Action Plan will also reflect the economic and policy revisions that have been put in place to address the impact of the COVID-19 pandemic within Glasgow City Region. The revised documents will be available late 2021. The opportunity to continue strategic policy support for the successful regeneration of vacant and derelict land which was established in the SDP will be continued through the transition to the development of the RSS for the Glasgow City Region.

#### **Priority Areas and Other Locations - Resource Issues**

35. As has been emphasised above, the largest proportions of vacant and derelict land are found in clusters of sites within extensive areas of Glasgow and North and South Lanarkshire. This is an important strategic planning issue and given the scale of the problem across the city region there is a case for continued specific funds being allocated by the Scottish Government to address this matter.
36. The scale of the issue within the city region should be reflected in future revisions of the National Planning Framework where with appropriate prioritisation Glasgow City Region can, through the utilisation of its vacant and derelict land resource, make a significant contribution to delivering many of the Scottish Government's National Outcomes.

#### **Scottish Government**

37. The 'Vacant and Derelict Land Fund' was established by the Scottish Government in 2004 in response to the Cities Review, which highlighted the importance of dealing more effectively with vacant and derelict land. It is one of the three elements of the Capital investment fund, which supports physical development and focusses on key regeneration initially £20 million was allocated to Glasgow, North Lanarkshire and Dundee for the period 2004-2006, with a further £24.3 million continuing to be allocated to these local authorities (Glasgow £10m, North Lanarkshire £6m, South Lanarkshire £4.3m and Dundee £4m) for the period 2006 to 2008.
38. Further funding was made available by the Scottish Government for the Vacant and Derelict Land Fund for the period 2008 to 2011. The total funding package of £36.5m being divided amongst five Scottish Local Authorities namely, Glasgow (£13.5m) North Lanarkshire (£7.65m), South Lanarkshire (£5.7m), Dundee (£5.25m) and Highland (£4.5m) i.e. 74% of the total funding coming to the Glasgow City Region area.
39. The Vacant and Derelict Land Fund continues to focus on projects that promote innovation in both temporary and longer term greening techniques for vacant and derelict sites.
40. The five local authorities now receiving a share of the fund (Glasgow, North Lanarkshire, South Lanarkshire, North Ayrshire and Fife) reflect the extent of vacant and derelict land and levels of deprivation within these areas. The Vacant and Derelict Land Fund has been extended again and is one of the few remaining ring-fenced funds in the local government settlement, totalling:
- £8.15m in 2012/13;
  - £7.48m in 2013/14;
  - £10.99m in 2014/15;
  - £10.70m in 2015/16;
  - £7.84m in 2016/17;
  - £9.8m in 2017/18;
  - £9.44m in 2018/19;
  - £11.447m 2019/2020;
  - £7.605m 2020/2021.

41. Further details on the fund can be found at [www.gov.scot/Topics/Built-Environment/regeneration/investment/vdlf](http://www.gov.scot/Topics/Built-Environment/regeneration/investment/vdlf). Since its inception, the Vacant and Derelict Land Fund has brought just over 400 hectares of previously unused land into reuse across Scotland.
42. The purpose of the fund is to tackle long term vacant/derelict land; stimulate economic growth/job creation; and promote environmental justice and improved quality of life” with a focus on projects which promote innovation in temporary and longer term greening techniques for vacant and derelict land sites. The local authorities which will receive funding, reflecting the extent of vacant and derelict land in these areas and levels of deprivation are Glasgow, North Lanarkshire, North Ayrshire, South Lanarkshire and Fife.
43. It should be noted that to support the emerging policy framework being established to deliver regeneration and sustainable inclusive growth as part of the green recovery from the Covid 19 pandemic, it is anticipated that further capital funding may become available for **all** local authorities for place based approaches to tackle persistent vacant and derelict land.

### **COVID 19 Global Pandemic – Policy Response**

44. The COVID 19 Pandemic has highlighted the importance of quality housing, access to local services, amenities, and jobs, as well as local action on climate change and biodiversity decline. Repurposing and reuse of vacant and derelict land provides an opportunity to meet wider national objectives; addressing inequality and supporting the shift to a well-being economy.
45. Since the start of the pandemic, the Scottish Government has sought advice on how a socially just recovery can be achieved which will also support the net zero ambition and effectively address deprivation and persistent inequality<sup>7,8</sup>.
46. The Government has taken this advice and developed a policy framework and actions that aim to secure an employment focussed and socially just economic recovery<sup>9</sup>. Again, the opportunity provided by Vacant and Derelict land is recognised in this recovery and in particular the importance of high-quality place is central to this approach. As part of the Programme for Government funding has been made available for the just transition to net-zero and to consider the green recovery<sup>10</sup>.

---

<sup>7</sup> <https://www.gov.scot/binaries/content/documents/govscot/publications/strategy-plan/2020/06/towards-robust-resilient-wellbeing-economy-scotland-report-advisory-group-economic-recovery/documents/towards-robust-resilient-wellbeing-economy-scotland/towards-robust-resilient-wellbeing-economy-scotland/govscot%3Adocument/towards-robust-resilient-wellbeing-economy-scotland.pdf>.

<sup>8</sup> <https://www.gov.scot/publications/transition-commission-advice-green-recovery/pages/1/>

<sup>9</sup> <https://www.gov.scot/publications/economic-recovery-implementation-plan-scottish-government-response-to-the-advisory-group-on-economic-recovery/>

<sup>10</sup> <https://www.gov.scot/news/scotlands-green-recovery/>

## **The Scottish Land Commission**

47. The Land Reform (Scotland) Act 2016 (the Act) established the Scottish Land Commission (the Commission) which became operational on 1 April 2017<sup>11</sup>. The Land Commission recently published 'Making More of Scotland's Land; a Strategic Plan' and setting the direction for the Commission's work from 2018 to 2021. The four connected priorities identified in the Plan are:
- Land for Housing and Development;
  - Land Ownership;
  - Land Use Decision Making; and,
  - Agricultural Holdings.
48. In the longer term, and in line with these priorities, the Land Commission is seeking to secure a number of outcomes, including fewer constraints to the supply of land for housing, a fall in the area of vacant and derelict land whilst stimulating a more active approach to developing land in the public interest. It views the key to achieving this as being;
- an examination of the impacts of scale and concentration of land ownership and tax policy, and
  - reviewing the effectiveness of community right-to-buy mechanisms.
49. In order to lay the foundations for future reform, the Commission will focus on certain core areas of work. In considering land for housing development, the Commission will identify measures to bring vacant and derelict land into use for housing and other productive development. The Commission will also work in partnership with other national agencies with an interest in land and the environment to bring vacant and derelict land back into productive use.
50. The Scottish Land Commission and SEPA have established a Vacant and Derelict Land Task Force in order to address the issue of long term vacant and derelict land across Scotland. The Task Force recognises that no single organisation is responsible for tackling vacant and derelict land; therefore, this is reflected in the membership of the Task Force which includes senior decision makers from a wide range of stakeholder organisations. The Task Force's Statement of Intent outlines the actions required at a national level to address the challenges of bringing vacant and derelict land back into use. It seeks to:
- coordinate priorities for action and align finance and support;
  - use the rich data Scotland has about vacant and derelict sites to promote opportunities for re-use of land;
  - learn through demonstration what changes are needed in regulatory, policy and finance systems; and,
  - embed a socially responsible corporate culture to prevent future sites being abandoned.

---

<sup>11</sup> <https://landcommission.gov.scot/>



51. To support the work of the Task Force, the Land Commission and SEPA commissioned a study which considered the information that was available through the national survey of Vacant and Derelict Land, provided a more detailed investigation of a 60 site sample and carried out an online survey of local authorities<sup>12</sup>. The study is considered to be phase 1 of the project which has provided details relating to the challenges and potential opportunities associated with Vacant and Derelict Land.
52. Since the Statement of Intent was published, the Task Force have engaged widely with stakeholders to translate these high-level priorities into a practical and deliverable set of recommendations<sup>13</sup>. The recommendations recognise the significant potential offered by the reuse of vacant and derelict sites, although it is accepted that to make the best of this opportunity, a wide range of skills, expertise and actions will be required.
53. The Task Force is seeking to facilitate the delivery of a sustainable, green recovery which will assist in addressing inequality and provide place focused solutions that can also help to address some of the challenges faced through climate change. The recommendations can be summarised as follows:
- Making better use of data to drive decisions: The SVDLS register should have a clearer focus on significant barriers to reuse of sites and resources directed to these sites through the planning system. The information on the register should be fully digitised and easily accessible.
  - Aligning Policy to Support Delivery: The Scottish regeneration strategy should be updated and given high status to support place based regeneration and land reuse in public policy. The public sector should take a more proactive approach to initiating and driving development. SPP should incorporate a stronger focus on place based regeneration and NPF4 should identify long term VDL as national investment priorities. Action is also required to make it easier to overcome ownership barriers, for example through the introduction of compulsory sales orders.
  - Aligning Strategic Funding to Support Delivery: Dedicated funding available to local authorities to support their efforts to regenerate vacant and derelict land should be increased. A review of strategic funding streams should be carried out by the Scottish Government to ensure that they are aligned around the place Principle. Capital investment appraisal should be broader and have a clearer focus on well-being. New approaches to the funding of remediation should be developed including introduction of offsetting unavoidable loss of biodiversity from greenfield development through the improvement of derelict sites elsewhere.
  - Stemming the Flow of New Sites: It should be considered unacceptable for land to be allowed to become derelict or left vacant through this concept being embedded in corporate social responsibility objectives. Public funding should be dependent on recipients fulfilling their obligations as responsible landowners. Landowners should adopt proactive estate management policies to prevent land obsolescence and the Government should consider options to incentivise the repurposing of commercial property for socially beneficial uses through the tax system to address potential new VDL resulting from the COVID-19 pandemic.

---

<sup>12</sup> <https://landcommission.gov.scot/wp-content/uploads/2019/08/Phase-One-Report-Ryden-June-2019-Final.pdf>

<sup>13</sup> [https://www.landcommission.gov.scot/downloads/5f73555fbfe93\\_VDL%20Task%20Force%20Recommendations.pdf](https://www.landcommission.gov.scot/downloads/5f73555fbfe93_VDL%20Task%20Force%20Recommendations.pdf)

- Tackling the Legacy: A major national green infrastructure investment programme should be established to address the legacy of long term sites for a fair and green recovery. The Government should commit to working towards complete eradication of urban dereliction; establish arrangements for monitoring progress towards this goal and appoint a national coordinator to drive delivery.
54. The Centre for Local Economic Strategies (“CLES”) has recently undertaken a study for Glasgow City Region<sup>14</sup> and a Task Force to consider how Vacant and Derelict Land can be reduced and brought back into socially productive use. In a community wealth building approach, consideration is given to how the function and ownership of local assets is developed, so they generate wider wealth and value for local citizens.
  55. The longstanding challenge of Vacant and Derelict Land across Glasgow City Region particularly in more deprived areas, presents an opportunity to look at how these sites might be brought into productive use and deliver some of the wider environmental ambitions of the region in areas such as access to safe green space, community gardens, planting and local food growing and climate adaptation strategies. Work is continuing on consideration of this approach for addressing vacant and derelict land within Glasgow City Region.
  56. In an effort to bring vacant and derelict land back into productive use, the Task Force, with the assistance of SEPA and the Green Action Trust, has developed and published a map locating over 500 long-term derelict urban sites (DUSTES)<sup>15</sup> which have been on the VDL register since the 2000s or earlier. The map includes ownership details for each site. Land owners, including local authorities, are being asked to make a public commitment to taking proactive steps to address the vacant and derelict sites identified.

### **Overview**

57. 2020 has continued to see challenging times for the development sector. The full implications of the economic downturn and its impact on development take up will continue to be felt over the next few years. Recently, there has been an increase in the take up for housing on vacant and derelict land to levels approaching that prior to the economic downturn; this may be in part due to the recent delivery of more affordable housing and it has not compensated for the reduction in the trend for the overall take-up for vacant and derelict land.
58. Over the years major projects such as the M74 Completion and the infrastructure for the Commonwealth Games has seen the removal of significant areas of long term dereliction particularly in Glasgow’s East End but their impact on the overall vacant and derelict land totals will undoubtedly be diminished by the economic downturn.
59. In this context the role of short term greening and Scottish Government funding will have an increasingly important role to play however the ability of such funding to lever in supporting private sector funding may be severely diminished. In addition, the work of the Land Commission’s Vacant and Derelict Land Task Force will assist in identifying and supporting the development of innovative approaches to the problem of long term vacant and derelict land.

---

<sup>14</sup> <https://cles.org.uk/community-wealth-building-in-practice/community-wealth-building-places/scottish-vacant-and-derelict-land-taskforce/>

<sup>15</sup> <https://www.landcommission.gov.scot/our-work/housing-development/transforming-vacant-and-derelict-land>

60. The announcement in August 2014 of a £1.13bn Glasgow and Clyde Valley City Deal Infrastructure Fund aimed at improving transport and regenerating/developing sites will support the delivery of a number of projects on vacant and derelict land across the city region including Clyde Waterfront, Renfrew Riverside, Inchgreen in Inverclyde, Collegelands and the Exxon site in West Dunbartonshire. The development of the RSS and the review of the Regional Economic Strategy for the City Region will provide the policy context for the delivery of these projects and by targeting the opportunity provided by vacant and derelict land within the GCR area; support sustainable economic development.
61. The increasing recognition of the threats and opportunities posed by climate change and the need for adaptation will also have implications for how the most appropriate uses are identified for vacant and derelict land. Climate change is now at the centre of the Programme for Government and future spending reviews. Prudent investment and redevelopment of vacant and derelict sites across Glasgow City Region could contribute to emissions reductions through urban greening and forestry, provide more sustainable locations for economic investment, support the development of active travel networks and provide an opportunity to create high quality places in which to live and work.
62. Current budgetary constraints on both the private sector and central and local government as a consequence of the global recession will potentially have implications for both take up and fall out of vacant and derelict land over the next few years. The Scottish Government's continued commitment to the Vacant and Derelict Land Fund is welcomed, however, as identified by the Vacant and Derelict Land Taskforce, further significant investment will be required to fully address the problem of long term dereliction.
63. However distribution of such funding in the Glasgow City Region area outwith current recipients Glasgow, North and South Lanarkshire, remains an issue particularly for the other Glasgow City Region local authorities where the levels of vacant and derelict land are high in comparison to their total urban area e.g. West Dunbartonshire and Renfrewshire or where an individual site significantly impacts on local amenity
64. The Central Scotland Green Network Trust (CSGNT) has a specific priority set out by Scottish Government in relation to greening vacant and derelict land. In order to pursue the delivery of this full consideration should be given to the alignment between development funding for CSGNT wider Government policy objectives.
65. The scale, and the acknowledged economic social and environmental implications of vacant and derelict land, across the city region remains such that it will continue to be a major factor underpinning future plans including the Regional Economic Strategy and RSS.
66. The treatment of vacant and derelict land will require long term commitment along with the continuation of dedicated funding linked to the alignment of strategies at national, regional and local level. The COVID 19 pandemic, ecological and climate crises had and continue to have significant impacts on the economy and land use through out Glasgow City Region. Vacant and derelict land provides an important opportunity to contribute to a just transition and redress inequality.

# 2020 VACANT AND DERELICT LAND SURVEY

## KEY STATISTICS

**TABLE 1 2020 Vacant and Derelict Land - Urban and Rural Split**

	Urban Vacant		Urban Derelict		Urban Vacant & Derelict		Rural Derelict		Total Vacant & Derelict	
	No. Sites	Total Area (ha)	No. Sites	Total Area (ha)	No. Sites	Total Area (ha)	No. Sites	Total Area (ha)	No. Sites	Total Area (ha)
	<b>East Dunbartonshire</b>	12	21	3	15	15	35.4	7	28.3	22
<b>East Renfrewshire</b>	16	16	21	30	37	45.7	1	1.7	38	47
<b>Glasgow</b>	423	399	247	505	670	904.1	5	36.2	675	940
<b>Inverclyde</b>	54	101	42	55	96	156.0			96	156
<b>North Lanarkshire</b>	111	169	317	823	428	991.7	87	388.0	515	1,380
<b>Renfrewshire</b>	76	85	21	41	97	125.8	2	97.5	99	223
<b>South Lanarkshire</b>	101	93	80	131	181	224.4	23	150.6	204	375
<b>West Dunbartonshire</b>	14	15	55	148	69	163.1	1	0.2	70	163
<b>GCV Area</b>	<b>807</b>	<b>899</b>	<b>786</b>	<b>1,747</b>	<b>1,593</b>	<b>2,646</b>	<b>126</b>	<b>703</b>	<b>1,719</b>	<b>3,349</b>

**TABLE 2 Total Urban Vacant and Derelict Land 1996-2020**

	1996		1997		1998		1999		2000		2001		2002		2003		2004		2005		2006	
	No. Sites	Total Area (ha)	No. Sites	Total Area (ha)	No. Sites	Total Area (ha)	No. Sites	Total Area (ha)	No. Sites	Total Area (ha)	No. Sites	Total Area (ha)	No. Sites	Total Area (ha)	No. Sites	Total Area (ha)	No. Sites	Total Area (ha)	No. Sites	Total Area (ha)	No. Sites	Total Area (ha)
East Dunbartonshire	47	109	50	112	40	95	33	72	31	67	31	67	37	92	38	117	40	115	34	91	31	87
East Renfrewshire	39	50	40	48	39	42	31	37	26	33	26	32	31	40	37	46	42	56	43	61	41	57
Glasgow	927	1,620	936	1,591	958	1,592	964	1,568	943	1,496	925	1,402	913	1,383	878	1,345	861	1,315	854	1,313	851	1,286
Inverclyde	109	133	103	122	120	122	122	122	130	125	136	131	127	127	134	142	133	142	147	153	130	125
North Lanarkshire	478	1,541	452	1,562	418	1,418	401	1,623	440	1,610	412	1,529	375	1,490	355	1,395	337	1,215	309	1,061	309	1,075
Renfrewshire***	149	293	133	245	144	237	156	233	156	220	172	248	176	243	177	269	185	287	168	269	148	252
South Lanarkshire*	321	621	294	549	255	489	259	498	255	493	241	453	230	418	228	406	212	375	203	340	181	307
West Dunbartonshire	128	214	140	230	142	243	133	232	144	226	141	216	140	223	126	222	121	220	113	210	94	218
<b>GCV Area</b>	<b>2,198</b>	<b>4,581</b>	<b>2,148</b>	<b>4,460</b>	<b>2,116</b>	<b>4,239</b>	<b>***</b>	<b>4,384</b>	<b>2,125</b>	<b>4,250</b>	<b>***</b>	<b>4,078</b>	<b>***</b>	<b>4,016</b>	<b>1,973</b>	<b>3,942</b>	<b>1,931</b>	<b>3,725</b>	<b>1,871</b>	<b>3,497</b>	<b>1,785</b>	<b>3,407</b>

	2007		2008		2009		2010		2011		2012		2013		2014		2015		2016		2017	
	No. Sites	Total Area (ha)	No. Sites	Total Area (ha)	No. Sites	Total Area (ha)	No. Sites	Total Area (ha)	No. Sites	Total Area (ha)	No. Sites	Total Area (ha)	No. Sites	Total Area (ha)	No. Sites	Total Area (ha)	No. Sites	Total Area (ha)	No. Sites	Total Area (ha)	No. Sites	Total Area (ha)
East Dunbartonshire	30	64	26	64	24	51	22	50	24	50.4	24	48	19	42	19	40	18	40	22	43	19	42
East Renfrewshire	40	56	38	54	39	53	40	54	40	54.4	42	55	44	57	45	55	44	51	45	53	40	49
Glasgow	839	1,268	920	1,326	922	1,344	922	1,322	927	1,303.2	905	1,192	858	1,159	832	1,134	805	1,109	779	1,076	756	1,047
Inverclyde	126	106	121	126	121	122	116	122	116	123.8	116	141	131	148	132	145	121	164	117	160	106	156
North Lanarkshire	323	1,122	357	1,128	489	1,134	407	1,130	404	998.9	392	937	391	1,010	404	997	404	964	396	923	406	942
Renfrewshire***	145	244	142	232	177	254	183	256	183	246.3	177	253	171	239	170	232	164	228	161	214	120	156
South Lanarkshire*	171	290	181	295	38	300	199	296	202	269.8	211	273	222	278	229	287	225	276	209	260	211	267
West Dunbartonshire	86	202	88	199	193	193	89	205	94	198.5	88	196	82	188	82	189	79	182	71	171	69	165
<b>GCV Area</b>	<b>1,760</b>	<b>3,352</b>	<b>1,873</b>	<b>3,424</b>	<b>***</b>	<b>3,451</b>	<b>1,978</b>	<b>3,435</b>	<b>1,990</b>	<b>3,245</b>	<b>1,955</b>	<b>3,094</b>	<b>1,918</b>	<b>3,122</b>	<b>1,913</b>	<b>3,080</b>	<b>1,860</b>	<b>3,014</b>	<b>1,800</b>	<b>2,901</b>	<b>1,727</b>	<b>2,823</b>

	2018		2019		2020	
	No. Sites	Total Area (ha)	No. Sites	Total Area (ha)	No. Sites	Total Area (ha)
East Dunbartonshire	19	43	17	28	15	28
East Renfrewshire	41	50	38	2	37	2
Glasgow	716	969	683	36	670	36
Inverclyde	107	155	102	0	96	0
North Lanarkshire	421	960	429	388	428	388
Renfrewshire***	109	148	99	106	97	98
South Lanarkshire*	189	236	186	151	181	151
West Dunbartonshire	71	168	69	164	69	163
<b>GCV Area</b>	<b>1,673</b>	<b>2,728</b>	<b>1,623</b>	<b>2,690</b>	<b>1,593</b>	<b>2,646</b>

\* figure for 1999 should read 501.6ha (3 sites previously omitted)

\*\* includes 2 sites (total 4.67ha) reclassified by the Scottish Executive in 2003 as urban (2003 Monitoring Report figure 112.4ha)

\*\*\* total area figure for 2004 should read 287.03ha (reflecting definitional changes made by Scottish Executive)

**TABLE 3 2020 Vacant and Derelict Land as a Percentage of Authority Area/ Authority's Urban Area**

	V&D Area (ha)	Aut Area (ha)	% of Authority Area	Urban V&D Area (ha)	Aut Urban Area (ha)	% of Urban Area
<b>East Dunbartonshire</b>	64	17,500	<b>0.4</b>	35	3,400	<b>1.0</b>
<b>East Renfrewshire</b>	47	17,269	<b>0.3</b>	46	2,801	<b>1.6</b>
<b>Glasgow</b>	940	17,550	<b>5.4</b>	904	17,504	<b>5.2</b>
<b>Inverclyde</b>	156	16,450	<b>0.9</b>	156	2,420	<b>6.4</b>
<b>North Lanarkshire</b>	1,380	47,358	<b>2.9</b>	992	10,928	<b>9.1</b>
<b>Renfrewshire</b>	223	26,320	<b>0.9</b>	126	4,880	<b>2.6</b>
<b>South Lanarkshire</b>	375	177,860	<b>0.2</b>	224	8,230	<b>2.7</b>
<b>West Dunbartonshire</b>	163	17,630	<b>0.9</b>	163	2,920	<b>5.6</b>
<b>GCV Area</b>	<b>3,348.7</b>	<b>337,937</b>	<b>1.0</b>	<b>2,646</b>	<b>53,083</b>	<b>5.0</b>

Source of Areas: MLURI 1995, Land Cover of Scotland Survey 1988 (Recalculated)  
 Renfrewshire/Glasgow authority area change to reflect administrative boundary changes at Braehead



**TABLE 4 Changes in Urban Vacant and Derelict Land 2019 - 2020**

	Take up*		Land out of falling use**		Definitional change/Removed from Survey***	Net change in total urban vacant and derelict land****
	No. of Sites	Total Area (ha)	No. of Sites	Total Area (ha)	Total Area (ha)	Net Area (ha)
<b>East Dunbartonshire</b>	3	5.9	1	0.1	0.0	-5.8
<b>East Renfrewshire</b>	3	3.9	4	4.4	0.5	0.0
<b>Glasgow</b>	17	17.0	17	17.0	0.0	0.0
<b>Inverclyde</b>	7	6.0	7	6.0	0.0	0.0
<b>North Lanarkshire</b>	21	24.3	21	24.3	0.0	0.0
<b>Renfrewshire</b>	9	14.5	11	15.2	0.7	0.0
<b>South Lanarkshire</b>	15	11.5	18	13.2	1.6	0.1
<b>West Dunbartonshire</b>	3	1.7	0	0.0	3.1	-4.8
<b>GCV Area</b>	<b>78</b>	<b>85</b>	<b>79</b>	<b>80</b>	<b>6.0</b>	<b>-10.6</b>

\* for development and environmental improvement (includes partial take up) from SVDLS B New Use not 33, 34

\*\* additions to vacant and derelict land survey (new sites) from SVDLSA Time VD = 20 only (for 2017) which we can also get from pivot 5 or table 5

\*\*\* no longer satisfies the definition of vacant and derelict land (SVDLSB code 33 and 34 only which we can get) and other adjustments including remeasurement (which we derive in Table 4 workings)

\*\*\*\* net change = take up plus definitional change/removed from survey minus land falling out of use (The formula in Column G has been changed to reflect what is stated here. The old formula was (-C +E+F)

\*\*\*\* cont'd The net change figure should reflect the 2016 to 2017 difference i.e the VDL register has reduced by xxx.y Ha between 2016 and 2017. This can be verified from table 2 2017 - 2018 totals

**TABLE 5 2020 Urban Vacant and Derelict Land by Data of Entry to Survey**

		No. Sites	%	Area (ha)	%			No. Sites	%	Area (ha)	%
<b>East Dunbartonshire</b>	1980 or earlier	0	0.0	0.0	0.0	<b>North Lanarkshire</b>	1980 or earlier	28	6.5	35.71	3.6
	1981-85	4	26.7	19.5	55.3		1981-85	23	5.4	107.82	10.9
	1986-90	1	6.7	0.4	1.1		1986-90	15	3.5	61.14	6.2
	1991-95	2	13.3	7.7	21.7		1991-95	30	7.0	342.38	34.5
	1996-2000	1	6.7	0.3	0.8		1996-2000	33	7.7	54.91	5.5
	2001-2004	2	13.3	0.6	1.6		2001-2004	26	6.1	16.36	1.6
	2005	0	0.0	0.0	0.0		2005	11	2.6	8.17	0.8
	2006	0	0.0	0.0	0.0		2006	8	1.9	11.68	1.2
	2007	0	0.0	0.0	0.0		2007	29	6.8	35.97	3.6
	2008	0	0.0	0.0	0.0		2008	28	6.5	114.45	11.5
	2009	0	0.0	0.0	0.0		2009	21	4.9	22.83	2.3
	2010	0	0.0	0.0	0.0		2010	12	2.8	11.76	1.2
	2011	1	6.7	0.1	0.3		2011	19	4.4	9.94	1.0
	2012	1	6.7	3.3	9.3		2012	18	4.2	25.84	2.6
	2013	0	0.0	0.0	0.0		2013	18	4.2	14.17	1.4
	2014	1	6.7	1.5	4.4		2014	17	4.0	5.3	0.5
	2015	0	0.0	0.0	0.0		2015	9	2.1	9.29	0.9
	2016	0	0.0	0.0	0.0		2016	12	2.8	3.66	0.4
	2017	0	0.0	0.0	0.0		2017	21	4.9	36.82	3.7
	2018	0	0.0	0.0	0.0		2018	24	5.6	35.48	3.6
	2019	0	0.0	0.0	0.0		2019	19	4.4	20.65	2.1
2020	0	0.0	0.0	0.0	2020	6	1.4	6.94	0.7		
Unknown	2	13.3	2.0	5.6	Unknown	1	0.2	0.42	0.0		
<b>Totals</b>	<b>15</b>	<b>100.0</b>	<b>35.4</b>	<b>100.0</b>	<b>Totals</b>	<b>428</b>	<b>100.0</b>	<b>991.7</b>	<b>100.0</b>		
<b>East Renfrewshire</b>	1980 or earlier	0	0.0	0.0	0.0	<b>Renfrewshire</b>	1980 or earlier	0	0.0	0	0.0
	1981-85	4	10.8	5.3	11.6		1981-85	5	5.2	14	11.4
	1986-90	2	5.4	2.3	5.1		1986-90	9	9.3	16	12.4
	1991-95	2	5.4	15.1	33.0		1991-95	6	6.2	8	6.0
	1996-2000	1	2.7	1.0	2.1		1996-2000	16	16.5	16	13.0
	2001-2004	7	18.9	5.0	10.9		2001-2004	13	13.4	15	11.8
	2005	3	8.1	6.6	14.5		2005	3	3.1	2	1.7
	2006	0	0.0	0.0	0.0		2006	5	5.2	11	8.8
	2007	0	0.0	0.0	0.0		2007	4	4.1	16	12.5
	2008	0	0.0	0.0	0.0		2008	1	1.0	0	0.3
	2009	2	5.4	1.7	3.7		2009	19	19.6	14	11.1
	2010	0	0.0	0.0	0.0		2010	5	5.2	2	1.5
	2011	1	2.7	0.8	1.6		2011	0	0.0	0	0.0
	2012	3	8.1	1.7	3.7		2012	1	1.0	0	0.1
	2013	5	13.5	3.4	7.4		2013	1	1.0	0	0.3
	2014	1	2.7	0.2	0.3		2014	2	2.1	1	0.8
	2015	0	0.0	0.0	0.0		2015	2	2.1	2	1.3
	2016	1	2.7	0.1	0.2		2016	2	2.1	1	0.7
	2017	0	0.0	0.0	0.0		2017	0	0.0	0	0.0
	2018	2	5.4	0.7	1.6		2018	0	0.0	0	0.0
	2019	0	0.0	0.0	0.0		2019	1	1.0	6	4.5
2020	3	0.0	2.0	4.4	2020	2	2.1	2	1.6		
Unknown	0	0.0	0.0	0.0	Unknown	0	0.0	0	0.0		
<b>Totals</b>	<b>37</b>	<b>97.3</b>	<b>45.7</b>	<b>100.0</b>	<b>Totals</b>	<b>97</b>	<b>100.0</b>	<b>125.8</b>	<b>100.0</b>		
<b>Glasgow</b>	1980 or earlier	71	10.6	205.2	22.7	<b>South Lanarkshire</b>	1980 or earlier	1	0.6	0.1	0.1
	1981-85	105	15.7	150.8	16.7		1981-85	35	19.3	54.6	24.3
	1986-90	42	6.3	46.1	5.1		1986-90	14	7.7	11.9	5.3
	1991-95	54	8.1	100.3	11.1		1991-95	7	3.9	5.5	2.4
	1996-2000	68	10.1	112.1	12.4		1996-2000	7	3.9	4.4	1.9
	2001-2004	55	8.2	55.9	6.2		2001-2004	8	4.4	18.9	8.4
	2005	19	2.8	13.5	1.5		2005	0	0.0	0.0	0.0
	2006	23	3.4	19.1	2.1		2006	0	0.0	0.0	0.0
	2007	27	4.0	26.9	3.0		2007	3	1.7	1.6	0.7
	2008	65	9.7	56.0	6.2		2008	8	4.4	9.5	4.2
	2009	33	4.9	27.9	3.1		2009	13	7.2	13.9	6.2
	2010	23	3.4	12.8	1.4		2010	2	1.1	0.8	0.4
	2011	22	3.3	11.4	1.3		2011	3	1.7	5.3	2.3
	2012	6	0.9	2.9	0.3		2012	6	3.3	5.1	2.3
	2013	20	3.0	27.2	3.0		2013	8	4.4	5.2	2.3
	2014	9	1.3	6.5	0.7		2014	5	2.8	13.2	5.9
	2015	8	1.2	6.6	0.7		2015	5	2.8	3.7	1.7
	2016	6	0.9	5.9	0.6		2016	1	0.6	1.6	0.7
	2017	7	1.0	10.6	1.2		2017	6	3.3	5.7	2.6
	2018	0	0.0	0.0	0.0		2018	9	5.0	8.2	3.6
	2019	6	0.9	6.3	0.7		2019	3	1.7	8.4	3.7
2020	0	0.0	0.0	0.0	2020	5	2.8	3.6	1.6		
Unknown	1	0.1	0.2	0.0	Unknown	32	17.7	43.4	19.4		
<b>Totals</b>	<b>670</b>	<b>100.0</b>	<b>904.1</b>	<b>100.0</b>	<b>Totals</b>	<b>181</b>	<b>100.0</b>	<b>224.4</b>	<b>100.0</b>		
<b>Inverclyde</b>	1980 or earlier	5	5.2	3.5	2.2	<b>West Dunbartonshire</b>	1980 or earlier	11	15.9	20.7	12.7
	1981-85	3	3.1	7.1	4.6		1981-85	6	8.7	10.2	6.3
	1986-90	8	8.3	5.0	3.2		1986-90	8	11.6	43.3	26.5
	1991-95	6	6.3	2.4	1.5		1991-95	7	10.1	27.8	17.1
	1996-2000	20	20.8	18.2	11.7		1996-2000	8	11.6	7.8	4.8
	2001-2004	2	2.1	1.9	1.2		2001-2004	5	7.2	24.7	15.1
	2005	2	2.1	8.1	5.2		2005	0	0.0	0.0	0.0
	2006	0	0.0	0.0	0.0		2006	2	2.9	2.4	1.5
	2007	0	0.0	0.0	0.0		2007	0	0.0	0.0	0.0
	2008	2	2.1	22.1	14.1		2008	2	2.9	0.6	0.3
	2009	2	2.1	0.6	0.4		2009	3	4.3	1.6	1.0
	2010	3	3.1	0.6	0.4		2010	1	1.4	2.1	1.3
	2011	3	3.1	1.3	0.8		2011	4	5.8	5.1	3.1
	2012	3	3.1	17.4	11.1		2012	0	0.0	0.0	0.0
	2013	15	15.6	11.3	7.3		2013	3	4.3	4.8	2.9
	2014	4	4.2	1.9	1.2		2014	0	0.0	0.0	0.0
	2015	5	5.2	42.5	27.2		2015	2	2.9	3.6	2.2
	2016	1	1.0	0.1	0.1		2016	1	1.4	0.1	0.1
	2017	2	2.1	1.5	0.9		2017	2	2.9	0.9	0.5
	2018	8	8.3	10.0	6.4		2018	3	4.3	7.4	4.5
	2019	1	1.0	0.3	0.2		2019	0	0.0	0.0	0.0
2020	0	0.0	0.0	0.0	2020	0	0.0	0.0	0.0		
Unknown	1	1.0	0.4	0.2	Unknown	1	1.4	0.1	0.1		
<b>Totals</b>	<b>96</b>	<b>100.0</b>	<b>156.0</b>	<b>100.0</b>	<b>Totals</b>	<b>69</b>	<b>100.0</b>	<b>163.1</b>	<b>100.0</b>		

**TABLE 5 2020 Urban Vacant and Derelict Land by Date of Entry to Survey Cont'd**

<b>GCV Area</b>	<b>1980 or earlier</b>	<b>116</b>	<b>7</b>	<b>265</b>	<b>10</b>
	<b>1981-85</b>	<b>185</b>	<b>12</b>	<b>370</b>	<b>14</b>
	<b>1986-90</b>	<b>99</b>	<b>6</b>	<b>186</b>	<b>7</b>
	<b>1991-95</b>	<b>114</b>	<b>7</b>	<b>509</b>	<b>19</b>
	<b>1996-2000</b>	<b>154</b>	<b>10</b>	<b>215</b>	<b>8</b>
	<b>2001-2004</b>	<b>118</b>	<b>7</b>	<b>138</b>	<b>5</b>
	<b>2005</b>	<b>38</b>	<b>2</b>	<b>38</b>	<b>1</b>
	<b>2006</b>	<b>38</b>	<b>2</b>	<b>44</b>	<b>2</b>
	<b>2007</b>	<b>63</b>	<b>4</b>	<b>80</b>	<b>3</b>
	<b>2008</b>	<b>106</b>	<b>7</b>	<b>203</b>	<b>8</b>
	<b>2009</b>	<b>93</b>	<b>6</b>	<b>82</b>	<b>3</b>
	<b>2010</b>	<b>46</b>	<b>3</b>	<b>30</b>	<b>1</b>
	<b>2011</b>	<b>53</b>	<b>3</b>	<b>34</b>	<b>1</b>
	<b>2012</b>	<b>38</b>	<b>2</b>	<b>56</b>	<b>2</b>
	<b>2013</b>	<b>70</b>	<b>4</b>	<b>66</b>	<b>3</b>
	<b>2014</b>	<b>39</b>	<b>2</b>	<b>30</b>	<b>1</b>
	<b>2015</b>	<b>31</b>	<b>2</b>	<b>67</b>	<b>3</b>
	<b>2016</b>	<b>24</b>	<b>2</b>	<b>12</b>	<b>0</b>
	<b>2017</b>	<b>38</b>	<b>2</b>	<b>56</b>	<b>2</b>
	<b>2018</b>	<b>46</b>	<b>3</b>	<b>62</b>	<b>2</b>
	<b>2019</b>	<b>30</b>	<b>2</b>	<b>41</b>	<b>2</b>
	<b>2020</b>	<b>16</b>	<b>1</b>	<b>15</b>	<b>1</b>
	<b>Unknown</b>	<b>38</b>	<b>2.4</b>	<b>46</b>	<b>1.8</b>
	<b>Totals</b>	<b>1,593</b>	<b>100.0</b>	<b>2,646</b>	<b>100.0</b>

**TABLE 6 2020 Urban Vacant and Derelict Land by Ownership**

	Public		Private		Multiple		Unknown		Total	
	No. Sites	Total Area (ha)	No. Sites	Total Area (ha)	No. Sites	Total Area (ha)	No. Sites	Total Area (ha)	No. Sites	Total Area (ha)
<b>East Dunbartonshire</b>	0	0.0	14	34.9	0	0.0	1	0.4	15	35
<b>East Renfrewshire</b>	12	8.1	25	37.7	0	0.0	0	0.0	123	209
<b>Glasgow</b>	358	437.4	217	300.6	86	163.0	9	3.1	594	749
<b>Inverclyde</b>	49	59.3	36	89.2	10	7.4	1	0.1	129	258
<b>North Lanarkshire</b>	117	174.2	267	707.4	43	109.9	1	0.2	386	882
<b>Renfrewshire</b>	27	35.3	65	85.2	1	0.1	4	5.3	103	137
<b>South Lanarkshire</b>	43	47.3	106	148.2	7	11.3	25	17.6	178	223
<b>West Dunbartonshire</b>	25	32.0	35	117.4	4	10.4	5	3.3	65	153
<b>GCV Area</b>	<b>631</b>	<b>794</b>	<b>765</b>	<b>1,521</b>	<b>151</b>	<b>302</b>	<b>46</b>	<b>30</b>	<b>1,593</b>	<b>2,646</b>

**TABLE 7 2020 Urban Vacant and Derelict Land by Size Bands**

	No. of Sites <1ha	Total Area of Sites <1ha	No. of Sites 1 - 4.99ha	Total Area of Sites 1 - 4.99ha	No. of Sites 5 - 9.99ha	Total Area of Sites 5 - 9.99ha	No. of Sites 10 - 19.99ha	Total Area of Sites 10 - 19.99ha	No. of Sites >20ha	Total Area of Sites >20ha	Total Sites	Total Area
<b>East Dunbartonshire</b>	7	2.5	5	11.5	3	21.4	0	0.0	0	0.0	15	35.4
<b>East Renfrewshire</b>	25	11.4	10	14.6	1	5.1	1	14.7	0	0.0	37	45.7
<b>Glasgow</b>	424	182.6	218	439.9	19	133.2	7	101.0	2	47.5	670	904.1
<b>Inverclyde</b>	69	30.1	21	40.6	2	14.11	2	27.0	2	44.2	96	156.0
<b>North Lanarkshire</b>	265	95.6	134	271.9	12	83.2	8	101.7	9	439.3	428	991.7
<b>Renfrewshire</b>	62	30.4	30	62.9	4	22.1	1	10.5	0	0.0	97	125.8
<b>South Lanarkshire</b>	125	51.9	47	99.5	7	51.3	2	21.7	0	0.0	181	224.4
<b>West Dunbartonshire</b>	40	16.2	22	53.8	4	23.7	1	14.1	2	55.3	69	163.1
<b>GCV Area</b>	<b>1,017</b>	<b>421</b>	<b>487</b>	<b>995</b>	<b>52</b>	<b>354</b>	<b>22</b>	<b>291</b>	<b>15</b>	<b>586</b>	<b>1,593</b>	<b>2,646</b>

TABLE 8 2020 Urban Vacant and Derelict Land by Previous Use

		Agriculture	Forestry/ Woodland	Commun/ Health	Education	Defence	Passive Open Space	Recr & Leisure	Manufac.	Other Gen. Ind.	Minerals	Offices	Residential	Retail	Storage	Transport	Utility Services	Wholesale Dist	Business	Prepared Ground	Other	Unknown	Total
East Dunbartonshire	No. Sites	0	0	1	1	0	0	2	1	1	2	0	0	0	2	1	0	0	0	0	1	3	15
200	Area (ha)	0.0	0.0	2.5	3.3	0.0	0.0	3.1	5.0	0.1	12.0	0.0	0.0	0.0	7.3	0.3	0.0	0.0	0.0	0.0	0.8	1.0	35
East Renfrewshire	No. Sites	0	0	1	0	0	2	2	8	8	0	2	7	0	3	3	1	0	0	0	0	0	37
220	Area (ha)	0.0	0.0	0.9	0.0	0.0	2.6	2.8	19.5	9.6	0.0	0.7	3.8	0.0	2.4	2.0	1.5	0.0	0.0	0.0	0.0	0.0	46
Glasgow	No. Sites	12	3	40	66	0	10	31	52	41	1	10	182	17	12	45	7	3	3	0	8	127	670
260	Area (ha)	65.0	5.6	58.1	92.2	0.0	7.9	53.1	118.1	37.1	18.2	4.7	162.5	5.5	23.2	65.1	3.8	12.4	1.9	0.0	41.4	128.3	904
Inverclyde	No. Sites	1	0	9	6	2	1	4	16	4	0	0	33	0	2	5	4	0	0	0	3	6	96
280	Area (ha)	4.2	0.0	21.9	5.5	1.8	0.61	3.08	53.95	1.77	0	0	31.16	0	0.49	5.26	22.4	0	0.0	0.0	1.2	2.6	156
North Lanarkshire	No. Sites	12	0	40	22	0	2	32	59	36	31	6	85	5	19	17	1	7	2	38	11	3	428
320	Area (ha)	13.8	0.0	144.5	26.3	0.0	1.2	38.7	440.5	29.1	99.1	1.8	37.9	3.0	12.1	22.6	0.1	9.8	0.6	100.8	3.9	6.0	992
Renfrewshire	No. Sites	8	0	3	3	1	4	3	14	8	0	1	21	4	13	1	1	0	1	0	3	8	97
350	Area (ha)	8.2	0.0	9.1	2.4	0.3	5.6	1.0	34.7	7.3	0.0	0.2	22.6	2.1	8.9	0.2	0.8	0.0	1.7	0.0	1.4	19.4	126
South Lanarkshire	No. Sites	8	1	7	14	0	1	6	21	39	9	1	13	1	5	7	0	1	0	0	10	37	181
380	Area (ha)	5.0	2.1	25.3	18.0	0.0	0.7	3.9	37.5	48.1	26.9	1.4	6.8	1.2	1.4	3.9	0.0	0.6	0.0	0.0	14.2	27.4	224
West Dunbartonshire	No. Sites	2	1	6	8	0	0	2	12	4	2	1	15	1	3	4	4	0	0	0	0	4	69
395	Area (ha)	8.6	0.3	2.2	18.2	0.0	0.0	2.1	45.1	4.0	8.0	1.4	8.9	0.1	53.6	5.4	3.8	0.0	0.0	0.0	0.0	1.3	163
GCV Area	No. Sites	43	5	107	120	3	20	82	183	141	45	21	356	28	59	83	18	11	6	38	36	188	1,593
	Area (ha)	105	8	265	166	2	19	108	754	137	164	10	274	12	109	105	32	23	4	101	63	186	2,646

**TABLE 10 2020 Developability of Urban Vacant and Derelict Land**

Dev. Code	Short Term [0-5 years]		Medium Term [5-10 years]		Undetermined		Uneconomic to develop/soft end use		Unknown		Totals	
	No. of Sites	Area (ha)	No. of Sites	Area (ha)	No. of Sites	Area (ha)	No. of Sites	Area (ha)	No. of Sites	Area (ha)	No. of Sites	Area (ha)
<b>East Dunbartonshire</b>	4	7	8	12	2	8	1	9	0	0	15	35
<b>East Renfrewshire</b>	15	25	13	15	8	6	1	1	0	0	37	46
<b>Glasgow</b>	283	429	218	261	118	140	40	65	11	9.60	670	904
<b>Inverclyde North</b>	18	10	38	118	31	24	9	4	0	0	96	156
<b>Lanarkshire</b>	182	226	68	302	176	461	2	2	0	0	428	992
<b>Renfrewshire South</b>	32	54	47	54	14	10	4	8	0	0	97	126
<b>Lanarkshire West</b>	20	23	69	74	81	108	11	20	0	0	181	224
<b>Dunbartonshire</b>	25	73	26	66	16	23	2	0	0	0	69	163
<b>GCV Area</b>	<b>579</b>	<b>846</b>	<b>487</b>	<b>901</b>	<b>446</b>	<b>780</b>	<b>70</b>	<b>109</b>	<b>11</b>	<b>10</b>	<b>1,593</b>	<b>2,646</b>



**TABLE 10a 2020 Developability of Urban Vacant and Derelict Land**

<b>Dev. Code</b>	<b>Short Term [0-5 years]</b>	<b>Medium Term [5-10 years]</b>	<b>Undetermined</b>	<b>Uneconomic to develop/soft end use</b>	<b>Unknown</b>	<b>Totals</b>
	<b>% of Authority Total Urban Vacant and Derelict Land</b>	<b>% of Authority Total Urban Vacant and Derelict Land</b>	<b>% of Authority Total Urban Vacant and Derelict Land</b>	<b>% of Authority Total Urban Vacant and Derelict Land</b>	<b>% of Authority Total Urban Vacant and Derelict Land</b>	<b>% of Authority Total Urban Vacant and Derelict Land</b>
<b>East Dunbartonshire</b>	19.5	38.8	18.6	23.1	0.0	100
<b>East Renfrewshire</b>	56	30	12	1	0	100
<b>Glasgow</b>	48	29	15	7	1	100
<b>Inverclyde</b>	9	72	16	2	0	100
<b>North Lanarkshire</b>	22	28	50	0	0	100
<b>Renfrewshire</b>	41	44	8	7	0	100
<b>South Lanarkshire</b>	4	36	54	6	0	100
<b>West Dunbartonshire</b>	45	40	14	0	0	100
<b>GCV Area</b>	<b>31</b>	<b>40</b>	<b>24</b>	<b>6</b>	<b>0</b>	<b>100</b>

**TABLE 11 2020 Developability of Urban Vacant and Derelict Land by LEC**

Dev. Code	Short Term [0-5 years]	Medium Term [5-10 years]	Undetermined	Uneconomic to develop/ soft end use	Unknown	Totals
	% of Total GCV Urban Vacant and Derelict Land in LEC Area	% of Total GCV Urban Vacant and Derelict Land in LEC Area	% of Total GCV Urban Vacant and Derelict Land in LEC Area	% of Total GCV Urban Vacant and Derelict Land in LEC Area	% of Total GVC Urban Vacant and Derelict Land in LEC Area	% of Total GCV Urban Vacant and Derelict Land in LEC Area
Scottish Enterprise Dunbartonshire	3.0	2.9	1.2	0.4	0	8
Scottish Enterprise Glasgow	16	10	5	2	0	34
Scottish Enterprise Lanarkshire	9	14	22	1	0	46
Scottish Enterprise Renfrewshire	3	7	2	0	0	12
						100

TABLE 12 2019-20 Take Up\* (ha) of Urban Vacant and Derelict Land by Land Use - Summary

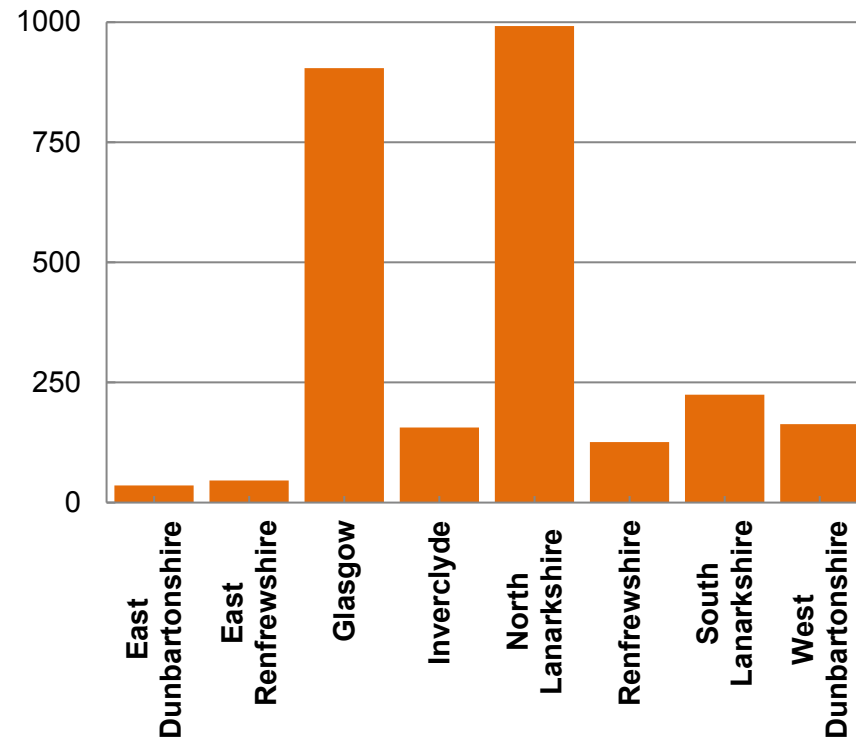
	Residential	Industry/ Business	Others	Env Imp.	Agriculture	Forestry/ Woodland	TOTAL	Removed from Survey**
East Dunbartonshire	5.9	0.0	0.0	0.0	0.0	0.0	6	0.0
East Renfrewshire	3.6	0.3	0.0	0.0	0.0	0.0	4	0.5
Glasgow	12.6	2.3	0.7	1.4	0.0	0.0	17	0.0
Inverclyde	4.5	0.0	1.4	0.0	0.0	0.0	6	0.0
North Lanarkshire	17.5	5.3	1.1	0.5	0.0	0.0	24	0.0
Renfrewshire	10.2	0.1	4.2	0.0	0.0	0.0	15	0.7
South Lanarkshire	3.1	0.6	2.5	5.4	0.0	0.0	12	1.6
West Dunbartonshire	0.9	0.5	0.3	0.0	0.0	0.0	2	3.1
GCV Area	58.3	9.1	10.2	7.3	0.0	0.0	85	6

Table 12a 2019-20 Take Up* (ha) of Urban Vacant and Derelict Land by Land Use	Residential		Industry & Business				Others						Env. Imp.				Agriculture	Forestry/ Woodland	Total (Ha)		
	Residential	Manufac.	Other Gen. Industry	Storage	Wholesale Dist.	Business	Education	Recr. & Leisure	Comm. & Health	Offices	Retailing	Transport	Utility Services	Mineral Activity	Other	Pass. Open Space				Nature Cons.	
East Dunbartonshire	5.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	5.9
East Renfrewshire	3.6	0.0	0.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	3.9
Glasgow	12.6	0.0	0.0	2.3	0.0	0.0	0.0	0.0	0.0	0.0	0.7	0.0	0.0	0.0	0.0	0.0	1.4	0.0	0.0	0.0	17.0
Inverclyde	4.5	0.0	0.0	0.0	0.0	0.0	1.1	0.0	0.0	0.0	0.0	0.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	5.9
North Lanarkshire	17.5	0.0	0.2	4.9	0.0	0.2	0.0	0.0	0.0	0.0	0.0	0.0	1.1	0.0	0.0	0.5	0.0	0.0	0.0	0.0	24.4
Renfrewshire	10.2	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	3.8	0.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	14.5
South Lanarkshire	3.1	0.0	0.2	0.0	0.0	0.4	1.1	0.0	0.0	0.0	0.8	0.6	0.0	0.0	0.0	5.4	0.0	0.0	0.0	0.0	11.6
West Dunbartonshire	0.9	0.0	0.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.7
GCV Area	58.3	0.0	1.3	7.2	0.0	0.6	2.2	0.0	0.0	0.0	5.3	1.3	1.4	0.0	0.0	5.9	1.4	0.0	0.0	0.0	84.9

\* For development and environmental improvement (includes partial take up)

\*\* no longer satisfies the definition of vacant and derelict land and other adjustments (including re-measurement) take from "Pivot12Tab12andTab4" in SVDLSB workings or Table 4 column F a negative figure = additions to Survey

### Total Urban Vacant and Derelict Land (ha) 2020



### Urban Vacant and Derelict Land (ha) 1996 - 2020

