

GLASGOW AND THE CLYDE VALLEY 2006 STRUCTURE PLAN ALTERATION

THE TWENTY YEAR DEVELOPMENT VISION

TECHNICAL REPORT

TR 4/06

Vacant and Derelict Land 2005

April 2006

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Key Statistics 2005 Vacant and Derelict Land Survey

2005 VACANT AND DERELICT LAND SURVEY - KEY FINDINGS

- 44% (4726ha) of Scotland's total area of vacant and derelict land (10,661ha, 2004), including rural derelict land, lies within the Structure Plan area.
- 7% (3497ha) of the total urban area of the Glasgow and the Clyde Valley is vacant or derelict.
- 74% (3497ha) of the total vacant and derelict land in Glasgow and the Clyde Valley is within the urban area.
- Glasgow, North Lanarkshire and South Lanarkshire account for 78% (2713ha) of the total urban vacant and derelict land in the Structure Plan area.
- the largest area of rural dereliction is in Renfrewshire at the former ROF site at Bishopton (732ha).
- despite consistent levels of take-up for development and environmental improvement (averaging 344ha since 1996) the scale of the urban problem is still considerable.
- 41% of urban sites (772 sites) have been vacant or derelict since before 1990 amounting to some 1579ha (45%), with some 31% of sites (575 sites) amounting to 1263ha (36%) have been vacant or derelict since before 1985.
- 36% (1257a) of all urban vacant and derelict land is comprised of land within a limited number of large sites (10ha and over).
- 56% (1942ha) of urban vacant and derelict land is in private ownership; and 7% (236ha) in multiple ownership, which tends to further constrain its treatment.
- 68% (2352ha) of urban vacant and derelict land is identified for industrial/ business or housing uses.
- take up for residential development accounts for 55% (133ha) of all development take up. Take up for industrial/business is 19% (47ha) despite industry and business accounting for 38% in terms of preferred use.
- the last 12 months have seen a slight fall (6%) in the overall scale of vacant and derelict land, with a net reduction of 227ha;
- 17% (583ha) of urban vacant and derelict land is considered as having no prospect of development over the short-medium term. Considerable uncertainty exists over another 32% (1102ha) categorised as 'developable' over the medium term (5 to 10 years), and in addition, 344ha (10%) is currently considered to be uneconomic to develop. This suggests that up to 58% (2029ha) of the total amount of vacant and derelict land recorded could potentially remain in this condition for up to another 10 years.

KEY TREND STATISTICS - 1996 to 2005

- the total amount of vacant and derelict land has declined by 20% (1251ha) since 1996 (5977ha/4726ha), an average of 125ha per annum.
- the total amount of urban vacant and derelict land has declined by 24% since 1996 (4581ha/3497ha), an average of 108ha per annum.
- in 1996 the urban vacant /derelict split was 46% vacant and 54% derelict; in 2005 the split is 42% vacant and 58% derelict, a 4% swing to derelict since 1996.
- the total amount of rural derelict land has declined by 12% since 1996 (1396ha/1228ha).
- the average take up of land since 1996 has been 344ha per annum.
- the average fall out of developed land (new vacant/derelict land) since 1996 has been 313ha per annum.
- on average 108ha per annum has been removed from the Survey for 'definitional reasons' and other adjustments (including remeasurement) since 1996.
- if the above averages (125ha per annum) continue then it is estimated that it will take nearly 30 years to remove the current levels (3497ha) of urban vacant and derelict land from the Structure Plan area.
- since 1996 an average of 47% 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 2005 the take up for industry/business accounted for 19% of all development take up whilst accounting for 38% of the total urban vacant and derelict land in terms of preferred use.
- 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 2005 the take up for housing accounted for 54% of all development take up whilst accounting for 29% of the total urban vacant and derelict land in terms of preferred use.

(i) INTRODUCTION

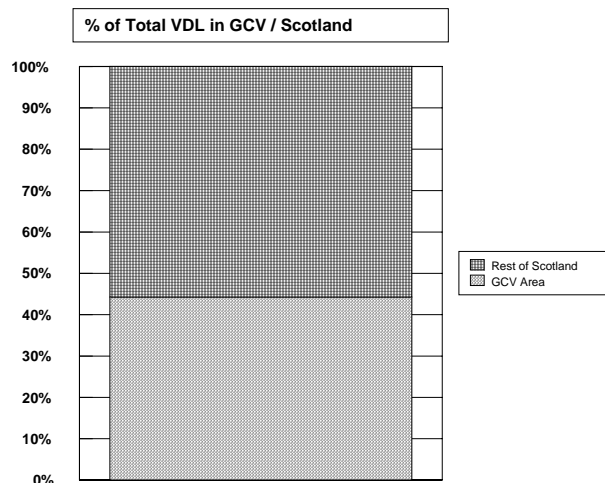
Context of Survey

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 Structure Plan area. The Survey provides an important information source for the monitoring and review of Structure and Local Plan policy, particularly in relation to the redevelopment of brownfield sites in the short, medium and long term.
2. The Structure Plan Vacant and Derelict Land Survey (The Survey) is undertaken annually (base date 31 March) and relates to the Scottish Vacant and Derelict Land Survey (SVDLS) which is co-ordinated by the Scottish Executive Development Department. 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 reorganisation 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 Notes and the Glasgow and Clyde Valley Joint Structure Plan 2000 Glossary of Terms. The tables giving the key statistics by the number of sites and the area of vacant and derelict land, both for the Structure 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 STRUCTURE PLAN AREA

Total Area (Tables 1 and 2)

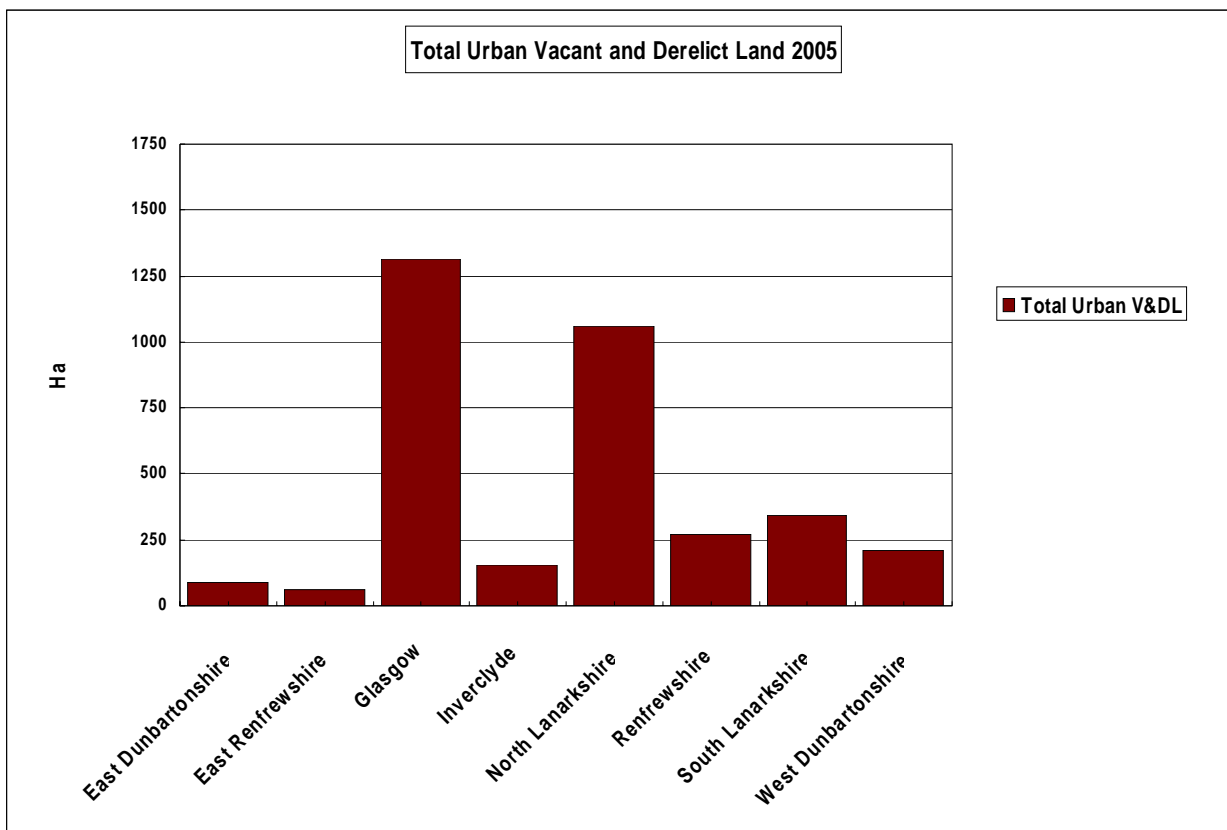
4. In 2005 within the Glasgow and Clyde Valley Structure Plan area there was an estimated total of 4726ha vacant and derelict land. This represents some 44% of the total vacant and derelict land in Scotland (2004 - 10661ha). Within the Structure Plan Area the total vacant and derelict land has fallen by 21% (5977ha/4726ha) since 1996.



Key Trend Statistic: The total amount of vacant and derelict land within the Structure Plan Area has declined by 20% (1251ha) since 1996 (5977ha/4726ha), an average of 125ha per annum.

Urban Area (Tables 1 and 3)

5. Of the total 4726ha of vacant and derelict land within the Structure Plan area, some 91% (3497ha), is located within urban areas, of which 58% (2037ha) is derelict and 42% (1460ha) is vacant. The majority of this land 78% (2713ha) remains located principally in those areas most affected by the decline of heavy industry, ie. Glasgow, North Lanarkshire and to a lesser extent, South Lanarkshire. This situation remains a *constant feature* of the Survey.



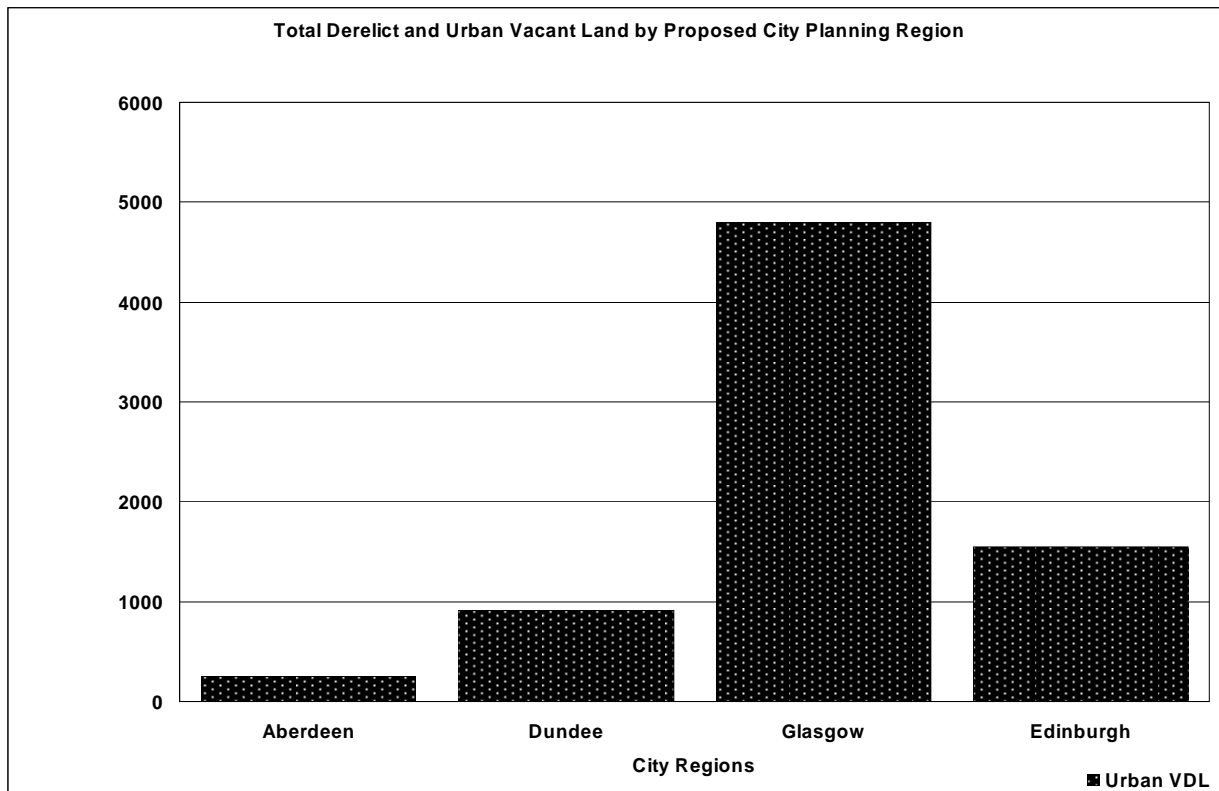
Key Statistic: The total amount of *urban* vacant and derelict land has declined by 24% since 1996 (4581ha/3497ha), an average of 108ha per annum.

Rural Area (Table 1)

6. Within the Structure Plan area there are 1,228ha of rural derelict land (26% of the total Glasgow and Clyde Valley vacant and derelict land). Most of this rural dereliction is concentrated in North Lanarkshire (21%/256ha) and South Lanarkshire (17%/211ha). Rural derelict land in Renfrewshire remains high predominately as a result of the inclusion in the Survey of some 732ha (68%) at the Royal Ordnance Survey factory at Bishopton.

Key Statistic : The total amount of rural derelict land has declined by 12% since 1996 (1396ha/1228ha)

7. In the context of the proposed new City Planning regions (proposed by the Scottish Executive) the Glasgow City region has 64% (7517ha/4804ha) (2004 figures) of the total urban vacant and derelict land of the four City regions.



(iii) LAND TAKE UP, NET CHANGE AND TRENDS

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

8. During the year 2004 - 2005 there were 245ha of land taken-up for development and environmental improvement. In addition, there were 194ha 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 developed for housing, being some 59% (133ha), continuing the trend of recent years.

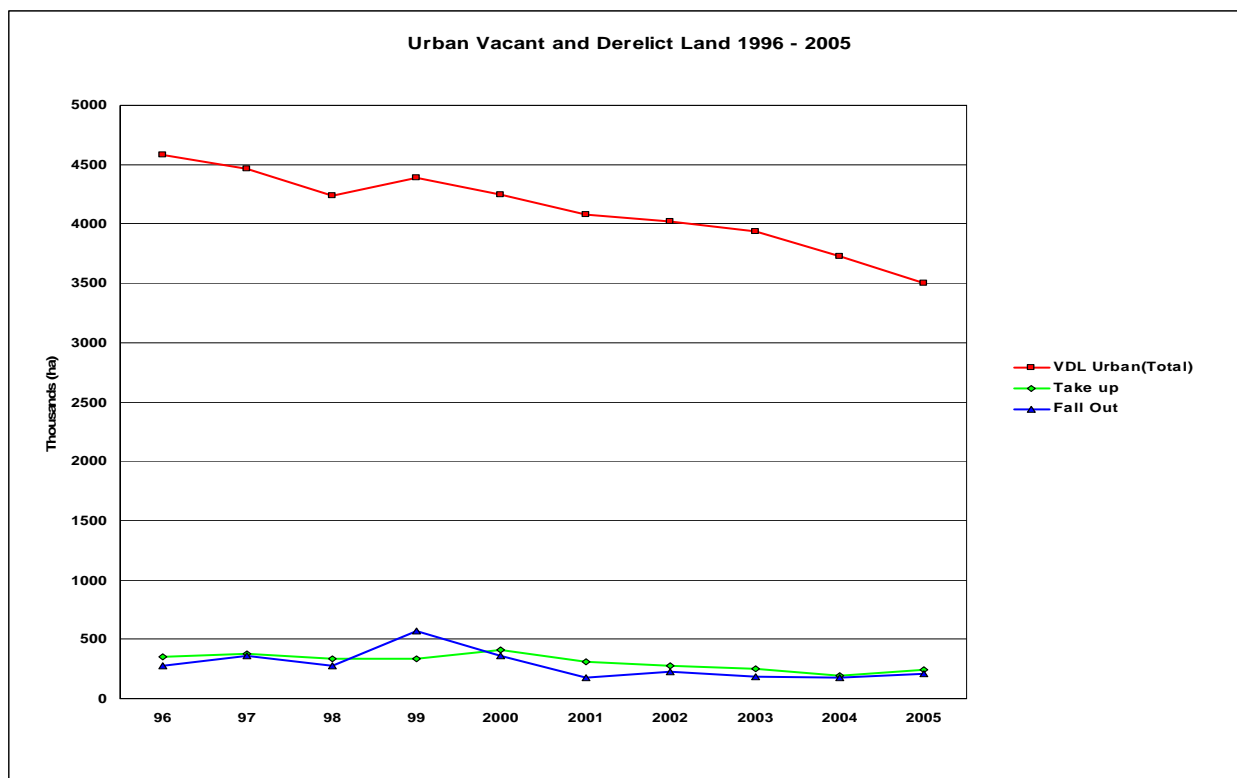
Key Statistic: The average take up of land since 1996 has been 309ha per annum

Key Statistic: The average fall out of developed land (new sites) since 1996 has been 282ha per annum

Key Statistic: On average 97ha per annum has been removed from the Survey for 'definitional reasons' since 1996.

Net Change (Tables 4)

9. While 245ha of urban land were brought back into use between 2004 and 2005, some 213ha of land fell out of use resulting in a net reduction of some 225ha of urban land from the Survey, after adjustments are made for definitional change).



Trends (Table 2)

10. The overall scale of vacant and derelict land - some 3497ha - is still considerable (see paras. 4 and 5), and there has only been a marginal improvement over the 1990's. This is principally a result of the amount of 'take up' and 'fall out' of land being generally similar.
11. In the context of a 20 year Structure Plan time horizon 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.125ha/year (average since 1996) were to continue, then it would take nearly 30 years to remove the existing level of urban vacant and derelict land from the Glasgow and Clyde Valley area.

Key Statistic : If the above averages continue then it is estimated that it will take nearly 30 years to remove the current levels of urban vacant and derelict land from the Structure Plan area.

(iv) LONG TERM DERELICTION (Table 5)

12. Over the Metropolitan Area as a whole, some 772 sites (41% of all urban sites) have been vacant or derelict since before 1990. This equates to an area of 1579ha (45% of all urban vacant and derelict land) which can be considered as long term vacant or derelict land.

Key Statistic: Since 1996 an average of 43% of the total area of urban vacant and derelict land has been on the Survey for at least 15 years.

13. The proportion of long term vacant and derelict land remains unacceptably high and is the singular most important feature of the Survey. The fact that in the year 2005 over 40% of the Glasgow and Clyde Valley area - Glasgow (54% of their urban vacant and derelict land), North Lanarkshire (36% of their urban vacant and derelict land) and South Lanarkshire (62% of their urban vacant and derelict land) - has been vacant or derelict since before 1990, reflects 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 strategy and plan-led approach coupled with significant increases in funding is seen as the only way that this issue can be seriously addressed over a reasonable timeframe, of say 10 to 15 years.

(v) DEVELOPABILITY (Tables 10, 10a and 11)

14. 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.
15. From the perspective of problem sites (those classified as 'undetermined'), 24% of all sites (17%/583ha in area) do not seem likely to be developed over the short to medium term. In addition, 10% of sites (10% in area/344ha) are considered uneconomic to develop and are likely to be suitable for a soft-end use. Taking these two categories together means that 27% (927ha) of all urban vacant/derelict land (34% 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 Structure Plan area. 'Greening' programmes aimed at removing this dereliction and blight to make the Glasgow and Clyde Valley area a more competitive place is therefore important particularly in contributing to the quality of life of those affected communities.

Developability Code	% of Total Urban Sites	% of Total Urban Area
Short term	34	41
Medium Term	31	31
Long Term (Undetermined)	24	17
Uneconomic/soft end use	10	10
Unknown	1	1

16. The approved Glasgow and Clyde Valley Joint Structure Plan 2000 and 2005 Alteration continues to seek a 33% increase in the rate at which urban brownfield land is developed and/or treated, and if necessary decontaminated, from 300ha per annum to 400ha per annum and seeks to address the problem of long- term vacant and derelict land. Improved funding and the identification of agreed priorities through the development of urban renewal and derelict land strategies will need to be prepared and continually updated. In this context there will require to be greater partnership working involving Local Enterprise Companies (LEC's), the private sector and the local authorities. The breakdown of 'developability' by LEC area is detailed in Table 11.

(vi) MIXED USE (Table 9a and 9b)

17. The 2005 SVDLS has seen for the first time the inclusion of a 'mixed use' category. This category considers development sites which have 2 or more hard end built development uses from different land use categories e.g. residential and town centre/retailing or business and industry and recreation/leisure. In 2005 there were a total of 53 'mixed use sites' identified in the Survey accounting for 479ha (14%) of the total area of urban vacant and derelict land. Of all the mixed use sites a residential component accounts for an average of 80% of all the identified 'mixed use sites'
18. It is considered however there is an undercount of 'mixed use' sites as a result of the splitting of larger 'mixed use' sites into their separate components which are subsequently recorded on the VDL Survey as individual sites.

(VII) POLICY DIRECTION

A Planned Strategic Approach –Structure Plan Alteration

19. A key element of the 2005 Structure Plan Alteration is the continued effective utilisation of vacant and derelict land. The recycling of urban land should be seen as an opportunity to restructure the environment of the Metropolitan Area to redress some of the imbalances in the quality of urban areas. The principle planning policy lever for achieving these strategy elements is the Metropolitan Development Strategy (MDS).
20. 'Hard' end uses (industry/business and housing - 2352ha/67% in area, 1444/77% of sites) are likely to be the preferred option over most of the urban area. 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.
21. The 'greening' of the Metropolitan Area is an important component of the 2005 Alteration particularly in enhancing the areas economic competitiveness and sustainability. The publication (jointly by the Structure Plan Joint Committee and the Forestry Commission Scotland) of the '*Glasgow and the Clyde Valley Forestry and Woodland Framework* (incorporating the *Indicative Forestry Strategy* and *Woodland Strategy*) in November 2005. This document seeks to refocus forestry policy on social priorities and economic regeneration by amongst other things creating woodlands on vacant and derelict sites with priority to restoration of sites near disadvantaged and socially deprived areas. This also includes the encouragement of 'sacrificial planting' of trees and woodland on vacant and derelict sites. This would involve sites bring improved by tree planting with a recognition that some tress may required to be felled at a later date to facilitate 'hard end' development.
22. In this context the Forestry Commission plans to offer a specific Glasgow and the Clyde Valley Locational Premium that would go towards the implementation of woodland projects. This would be similar to the structure already operated through the Central Scotland Forest Trust but the premiums would be higher, to reflect the increased land values. The priority locations are Clyde Gateway, Gartcosh/Gartloch, Clyde Waterfront, including areas in Inverclyde, and, Ravenscraig.

23. The Forestry Commission initially intend to offer this Premium over a two year period with the possibility of its extension depending on its success. This grant will be available over and above the other woodland grants that currently exist which will continue to be available through projects such as the Woodlands in and Around Towns programme (WIAT). The funding totals £3m comprising £1m 2006/07 and £2m 2007/08 with a review by the Forestry Commission in December 2006. Funding varies from £2,500 - £7000 per hectare. In the context of vacant and derelict land there will be no requirement under the scheme to pay back monies received for any woodland established on such sites that are subsequently developed provided that the development is subject to full planning consent.

Priority Areas and Other Locations - Resource Issues

24. 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. Within these areas there are number of current initiatives e.g. Regeneration Outcome Agreements, Areas Renewal Initiatives and the Vacant and Derelict Land Fund which as a consequence has seen a significant proportion of the available resources are being targeted in these locations in order to yield the most strategic benefits for the Metropolitan Area.
25. Given the scale of the problem of vacant and derelict land, especially long terms vacant and derelict land, persists to some degree across the whole Metropolitan Area it is considered there is a strong case for the continuation and expansion of the Scottish Executive's 2004-2006 'Vacant and Derelict Land Fund' to not only cover Glasgow and North Lanarkshire but should cover all eight Clyde Valley authorities on a 5 year rolling programme basis. A proposal for such a programme is being taken forward through the auspices of the Clyde Valley Community Planning Partnership.

Scottish Executive

26. In June 2004 the Scottish Executive announced that under the auspices of the Vacant and Derelict Land Fund (set up as part of the Cities Review 2003) £16m (over 2 years) has been allocated to Glasgow and North Lanarkshire to accelerate the reclamation of vacant and derelict land.

	2005/05 (£m)	2005/06 (£m)	Total (£m)
Glasgow	4	6	10
North Lanarkshire	2	4	6
Total	6	10	16

Scottish Enterprise Glasgow

Glasgow

27. The Glasgow spend under the Vacant and Derelict Land Fund for its £10m share is outlined in the table below.

VACANT AND DERELICT LAND - GLASGOW'S FORECASTED EXPENDITURE 04/05-05/06					
PROJECTS COMMENCING 04/05	ORIGINAL SPEND FORECAST	REVISED ESTIMATED V&D LAND SPEND	SPEND TO DATE	REMAINING SPEND	FORECASTED HECTARES RECLAIMED/ TREATED 05/06
Cambuslang Investment Park - Fullarton Road West	£2,500,000	£3,700,000	£2,510,692	£1,189,308	14.45
Nova Technology Park (Robroyston)	£2,700,000	£3,050,000	£2,690,776	£359,224	30.96
80 Melbourne Street (former Abbattoir)	£1,000,000	£500,000	£397,334	£102,666	3.63
High Street/Duke Street	£400,000	£400,000	£0	£400,000	6.56
Shuna Street/Hugo Street	£1,000,000	£75,000	£75,000	£0	2.05
Parkhead Cross	£500,000	£411,000	£411,000	£0	0.94
Former Hawthorn Primary School (Ruchill/Keppoch)	£500,000	£30,000	£30,000	£0	4.60
South Nitshill Regeneration project	£1,000,000	£870,000	£355,035	£514,965	5.46
Burntbroom	£400,000	£135,000	£135,000	£0	6.78
Camlachie Ph 6		£600,000		£600,000	0.24
Glasgow Gait		£500,000		£500,000	5.96
Geotech Consultant		£50,000		£50,000	
ERDF	£650,000				
Totals	£10,650,000	£10,321,000	£6,604,837	£3,716,163	81.63

28. The focus for the Glasgow Partnership (GCC, SEG and Communities Scotland) centres upon projects which were well developed but required a final boost from extra funding. The short timescale of project spend has meant that partnership working has been somewhat limited, nevertheless engagement has been possible with ERDF, West of Scotland Housing Association, Kelvin Clyde Greenspace and several private sector developers.
29. The original project list has altered somewhat. Some projects have been delayed because comprehensive site investigations have revealed significantly more difficulties than anticipated therefore the focus has been on projects which could practically be delivered within the timescale. ERDF has allowed funding to go over the £10m.

Scottish Enterprise Lanarkshire (SEL)

North Lanarkshire

30. Within North Lanarkshire the urban sites outlined below were taken up in 2005 with some financial support for the Scottish Executive's Derelict Land Fund.

Settlement	Site	Area Taken Up (ha)	New Use
Coatbridge	Former Sewerage Treatment Works, Glasgow Road	2.77	Business
Coatbridge	Former Council Yard, Carradale Street	0.31	Residential
Airdrie	Mill Street Gardens	0.36	Offices
Airdrie	Former Dalziel Bakery, Mill Road	0.65	Residential
Airdrie	Former Fruitfield House, Chapel Street	0.43	Offices
Wishaw	Former Clyde Shaw Works, Shields Road, Nethererton	16.81	Residential
Total		21.33	

31. The Vacant and Derelict Land Annual Report 2005 for North Lanarkshire, produced jointly by North Lanarkshire Council, Communities Scotland and SEL, details year one spend of the Vacant and Derelict Land Fund. It has highlighted that a wide range of economic, environmental, and social based projects were progressed during the first year of the fund, most notably:

- completion of design proposals and implementation of construction contract for the Airdrie Business Centre.
- site investigations and remediation plan for a new business park on the former sewage works site at Luggie Glen, Coatbridge.
- major service diversions to facilitate release of the phase one development site identified in the Ravenscraig masterplan with approximately 450 new houses to be delivered.
- site investigations and design solutions to facilitate access and site preparation for the new Clarkston primary school on the former Boots factory site in Airdrie.
- supported the development of affordable housing projects at Mill Road (Airdrie) and Carradale Street (Coatbridge) which created a total of 46 new units.
- in partnership with the Forestry Commission, completed a design study aimed at the redevelopment of the Rowancraig Quarry (in the Kelvin Valley) into a community woodland.
- Airdrie Business Centre and Luggie Glen Business Park projects used the funding allocations as leverage to help access ERDF Objective 2 funds to a combined total of £1.8m. The Airdrie Business Centre project attracted £250,000 private sector sponsorship, and £200,000 from North Lanarkshire Partnership (SIP funds).

Note: a significant level of work in year one was focused on the development of projects, therefore, final outputs / outcomes will not be fully recognised until the 05/06 Annual Report.

32. Some important lessons have been learnt from year one of the funds operation including the recognition that;
- the nature of the problems associated with vacant and derelict land sites often requires complex solutions and this can have a significant impact on development timescale. Technical appraisals, statutory consents, acquisition etc. are all vital parts of the process but can be subject to long lead in times, which in turn can impact of spend targets;
 - timescales associated for acquisition of sites is, and will remain, a major issue. This is often a lengthy process that can be subject to time delays outwith control of the public sector partners;
 - opportunity to use the VDLF as leverage for other external grants proved very successful including £1.8m EU grant aid and £250,000 private sector sponsorship;
 - all construction contracts should have specific clauses built in to ensure training places are made available to local people (e.g. New Deal Environment Task Force based vocational training qualifications);
 - the first VDLF programme has not only assisted the regeneration of identified sites, but has also stimulated forward thinking in relation to additional priorities for future years. Clarity over potential funds in future years (and any bidding process that may be required) would be helpful in developing proposals post 05-06. This is particularly relevant to projects that may have long lead in times, particularly those requiring acquisition of land from private landowners.
 - consideration should be given to allowing funds to be "ring fenced" to cover a time limited maintenance period for remediated sites that are not to be developed further in the short term (e.g. up to five years). Given the current restrictions on local government revenue budgets this would allow a higher level of final remediation and improve greening / positive environmental impacts.
 - how can better links be made to other Scottish Executive funds in order to join up resources more effectively? For example in some cases VDLF projects may also involve contamination and links to any additional resources to address this (e.g. Contaminated Land Fund) would assist greatly.

South Lanarkshire

Joint Working with LEC 2005

33. During 2005 work continued on the prioritisation of sites within South Lanarkshire. A list of 22 sites has been drawn up for further investigation. The Council and SEL have appointed consultants (Steve Luker Associates) to progress this work. This is due to report early in 2006.

Contaminated Land Fund

34. Scottish Executive contaminated land funding has been used in conjunction with SLC capital programme monies and SEL funding for the following projects involving SVDLS sites.

2004-5

Burnhill, Rutherglen Phase 1 (£545,000)

Contract began to remediate this derelict and contaminated area of open space. The 8.7 ha site is contaminated with hexavalent chromium. Project commenced with benefit of End Year Funding grant from the Scottish Executive.

Cathcart Place, Rutherglen (£100,000)

Site investigation indicated the presence of benzidine and asbestos on a site which the Council wished to develop with nest industrial units. A contribution was made to the site clearance works to meet the additional costs of installing a gas membrane and of safely removing the asbestos to a licensed tip.

Dukes Road, Cambuslang (£4,000)

Residual site supervision fees related to an earlier contract to remediate a site contaminated with hexavalent chromium.

2005-6

Burnhill, Rutherglen Phase 1 (£513,000)

The allocation will fund the completion of the remediation contract to cap this derelict and contaminated area of open space. The 8.7 ha site is contaminated with hexavalent chromium. Project commenced in 2004-05 with benefit of End Year Funding grant from the Scottish Executive. See Phase 2 for development proposals.

Clyde Gateway, Rutherglen (£100,000)

An allocation to meet the Council contribution towards the site investigation and remediation of contaminated sites with development potential that lie within the Clyde Gateway Regeneration Initiative

Whitehill Sidings, Hamilton (£160,000)

Contribution towards the cost of remediating 2.1 ha site formerly occupied by railway sidings for housing development. The site is being developed in partnership with Cruden Estates and CCG Homes to provide 54 new homes for sale to diversify tenure in Whitehill, which is part of the North Hamilton / Blantyre Community Regeneration Partnership area.

McNeill St, Larkhall (£50,000)

Contribution towards the £500,000 cost of developing 0.65 ha derelict, former railway goods yard to provide a car park to serve both Larkhall town centre and the new Larkhall railway station.

Burnhill, Rutherglen, Phase 2 (£160,000)

Contribution to the £400,000 cost of the landscape works to create two football pitches and amenity parkland on the site remediated in the Phase 1 contract.

Scottish Enterprise Dunbartonshire (SED)

East Dunbartonshire

35. SED's involvement in vacant and derelict land in East Dunbartonshire continues to be on a case-by-case basis rather than through the development of a derelict land prioritisation strategy. At some point in the future Scottish Enterprise Dunbartonshire may be in a position to work with the Council on a specific strategy to promote the rehabilitation and redevelopment of vacant and derelict sites in the area and to provide a context for projects.

West Dunbartonshire

36. SED has accepted that there is a continuing need for land treatment and renewal programmes in West Dunbartonshire but a specific derelict land strategy has not yet been developed. SED's approach to land renewal has been on a project by project basis e.g. Clydebank Riverside. This involvement is welcomed and supported by West Dunbartonshire Council. At a strategic level it is hoped that progress will be made towards the development of a derelict land strategy which would provide a context for current and future renewal projects to assist in the improvement of the economic, environmental and social conditions of the Council area.
37. Clydebank Re-built Ltd which was set up by West Dunbartonshire Council and Scottish Enterprise Dunbartonshire to progress the physical, economic and social regeneration of Clydebank has been awarded £7m (2004/06) as a result of the Scottish Executive's decision (June 2004) to grant it 'pathfinder' Urban Regeneration Company status (June 2004). The funding has been utilised to prepare sites for new business, provide new access to business and training facilities and to improve the quality of Clydebank's environment.
38. Clydebank Re-built works include site preparation for a learning and enterprise centre at the Queens Quays development, Clydebank to decontaminate, stabilise and build up the site ready for development (complete July 2005). Also a development brief has been prepared for a leisure centre at Clydebank Riverside. Site works for a College, an Enterprise Centre and planning applications for substantial housing development at Queens Quays are scheduled for the 2005/06 year.
39. The URBAN II programme, which was previously reported, provided £400,000 towards decontamination and £386,506 towards construction of small industrial units at John Knox Street, Clydebank which have been completed.
40. The Scottish Executive allocated £101,000 to Contaminated Land works for 2004/05 and there was £96,652 expenditure. Four detailed site investigations (8.17ha) and 29 initial inspections (183ha) were carried out. £750,000 was allocated for the remediation of 2 sites: the Kilbowie Road/Great Western Road, Clydebank former landfill site and the former scrap yard, Duntocher however the contracts were not awarded until July 2005.
41. A Town Centre Action Plan 'Rediscovering Dumbarton' has been prepared in partnership with SED and other partners to coordinate the redevelopment of central Dumbarton which includes various derelict sites. To provide design framework guidance a Dumbarton Waterfront Design Framework has also been prepared by the same partnership covering the development sites in Dumbarton town centre and waterfront.

Scottish Enterprise Renfrewshire (SER)

Renfrewshire Council

42. As reported in 2004, Renfrewshire has been experiencing a buoyant housing market and this continues with private housing leading the development of many previous vacant and derelict land sites. 50% of Renfrewshire's total take-up for this year has been for residential use and nearly 50% of Renfrewshire's current vacant and derelict land comprises housing sites: under construction, with consent, with a current application, being marketed or having identified housing potential. Several housing sites in the former Social Inclusion Partnership areas/ Regeneration Outcome Agreement areas have received funding from Communities Scotland through Housing Association Grant (HAG) funding as detailed below, although unassisted private housing has also been developed in some of these areas. Following on from last years position, the turnover of vacant land is increasing due to the strong housing market and this is likely to be reflected in the removal of around 70 urban vacant and derelict land sites (including several large long term derelict sites at Renfrew North) being developed for approximately 7000 units over a 10-15 year period.

Working with Communities Scotland

43. There are areas of identified regeneration in Renfrewshire where public funding, through Communities Scotland Strategic Investment Plan, has been secured and which has brought forward, or will bring forward, the development of vacant and derelict land sites in former Social Inclusion Partnership areas/ Regeneration Outcome Agreement areas. Although funding is not to address specific problems of vacant and derelict land, a large number of sites are located in deprived areas.

Two areas that have benefited from this funding are detailed below and the table summarises funding to other areas which when accumulated is a total investment of £20.6 million.

Cart Corridor (Shortroods), Paisley

- Communities Scotland is investing in the regeneration of Cart Corridor through their Strategic Investment Plan. Cart Corridor is a regeneration priority for Renfrewshire Council and Shortroods features within the Regeneration Outcome Agreement areas. £6.8 million is being invested in Shortroods Phase I for the period 2004-2006 providing 140 dwellings and associated environmental works for Sanctuary Housing Association. Three sites have been removed from the VDL (2.71ha) as a result of this investment and a further four sites are expected to be removed for the 2006 survey (1.5ha).

Rankine Street, Johnstone

- £2.6 million has been invested in the regeneration of Rankine Street, Johnstone 2004-2006 with 65 dwellings and associated environmental works for Williamsburgh Housing Association. This investment has removed one site from the VDL (1.52ha).

Communities Scotland Proposed 3 Year Strategic Investment Plan covering VDL Sites

VDL Sites	Site	2004/2005	2005/2006	2006/2007	2007/2008	Total Grant
1	St. Ninians Rd, Paisley	£51,000	£0	£0	£0	£51,000
1	Candren South E Phase II, Ferguslie, Paisley	£732,000	£0	£0	£0	£732,000
1	Beaully Drive, Paisley	£0	£500,000	£800,000	£0	£1,300,000
1	Maree Road, Paisley	£976,000	£0	£0	£0	£976,000
1	Lochlash Drive, Paisley	£74,000	£480,000	£0	£0	£554,000
1	Mull Avenue, Paisley,	£0	£1,300,000	£34,000	£0	£1,334,000
1	Queen Street Paisley,	£457,000	£0	£0	£0	£457,000
1	Cyril Street, Paisley	£377,000	£0	£0	£0	£377,000
1	Cairn/Kinnaird Drive, Linwwod	£350,000	£1,100,000	£1,190,000	£90,000	£2,730,000
3	Moorpark, Renfrew	£1,241,000	£100,000	£0	£0	£1,341,000
12		£5,064,000	£3,960,000	£2,024,000	£90,000	£11,138,000

Working with Scottish Enterprise Renfrewshire

44. Scottish Enterprise Renfrewshire continues to be involved in the regeneration of Renfrew North (a key component of the Structure Plan's Waterfront Clyde Metropolitan Flagship Initiative) for a mixed use development of leisure, recreation, retail, office, open space and residential uses. Renfrew North will transform a series of nine vacant and derelict sites (many of which have been long term sites dating back to the early 1980s) accounting for 56 ha, 21% of Renfrewshire's total urban vacant and derelict land. Scottish Enterprise Renfrewshire is investing £2 million in the regeneration of Renfrew North to assist the regeneration of Renfrew Riverside and Renfrew town centre. They are also investing £400,000 in the regeneration of Cart Corridor through the Cart Corridor Regeneration Project for housing and business uses.

Funding to implement the Contaminated Land (Scotland) Regulations 2003

45. The Scottish Executive allocated Renfrewshire £900,000 over three years (2003-2006) to implement the Contaminated Land (Scotland) Regulations and the 2005/2006 allocation has been secured for site investigations in Cart Corridor mainly in the Shortroods area for land allocated for housing and industrial/business uses.

Inverclyde

Waterfront/A8 Corridor

46. Having regard to last year's Monitoring Report, the past year has seen the following developments:
- April 2005: EKOS commissioned report completed on the Regeneration Framework and Action Plan for 'Riverside Inverclyde' initiative. SER and the Council approve in principle the level of resources required to facilitate and implement the Regeneration Framework over 10 years (minimum), of some £ 94 million, with the potential to attract £340 million in private sector investment.
 - May 2005 - Appointment of Interim Chief Executive for Riverside Inverclyde, and staff (four in place by November). The Interim Structure has a one-year remit to establish a 'special purpose vehicle' and to seek to achieve the award of Urban Regeneration Company (URC) status for a designated area of the Inverclyde Waterfront.
 - November 2005 - Policy and Strategy Committee approve a 4-year funding commitment for Early Action Priorities/Projects, and the commissioning of a number of Feasibility Studies, including A8 Rationalisation Strategy; Green Bridge Access Study; Design Guide and other master-planning facilitation.
 - Early 2006 – announcement expected from Scottish Executive re URC.

Funding

47. The majority of the development proposals being undertaken (refer below to sites), within the indicative area of the Riverside Inverclyde initiative (area to be formalised and designated under the Business Plan currently being prepared), are private sector led. The main public sector led development remains Pottery Street (use of Contaminated Land Grant funds - refer to previous Monitoring Reports).
48. The principal new source of funding that is driving the area renewal agenda in Inverclyde comes from the Executive's Community Ownership Programme and 'Early Action Fund'. The areas that this is targeted at are listed below. The total level of resources under this funding stream granted is £ 8 million, of which a programme of expenditure for £ 4.4 million has been established for 2005/06. £1.7 million is expected to be spent on demolitions, and £1.2 million on environmentals, respectively, although all of this funding will not be on Riverside Inverclyde sites, but in other designated area renewal neighbourhoods.

Note: The Survey deals only with funding in relation to Take-Up but not the funding required from the outset to make land vacant/derelict, i.e. to initiate demolition and release land prior to redevelopment. This is particularly important in the early stages in Council housing areas designated for Area Renewal, as defined in the Guidance Notes.

Development Progress

- Pottery Street (south)/Ladyburn, Greenock: 1st & 2nd phases of 3-phase development is being progressed, having received planning permission – land being prepared for business/industrial development, and options for new access being discussed with Sc Exec.
- Kingston Basin, Port Glasgow: Outline planning permission granted; detailed masterplan submitted as basis for residential development in two phases, and incorporating a waterfront park. The total capacity is expected to be much reduced, to between 250 and 350 units, with fewer flats than in earlier plans.
- James Watt Dock, Greenock: Flatted residential development (80 units) under construction on South Quay, west of Sugar Warehouses; rest of (majority of area) subject of evolving masterplan, commissioned by Clydeport.
- Former Kincaid works, Cartsdyke, Greenock: mixed residential development of flats/ houses under construction (121 units) on east side; proposals for nursing home being promoted on site between the housing and planned business area to west, to be marketed as a 'strategic' site to complement Cartsburn SIBL.
- The Harbours, Greenock (Town Centre): Outline planning permission granted/ masterplan submitted for residential-led mixed use development, including marina and ancillary retail use; detailed planning permission for harbour-side environmentals/access.
- Pottery Street (North), Greenock [SIBL]: Draft (evolving) Masterplan being prepared for business development, including provision for warehousing associated with dock-side location. Clydeport has acquired land which makes this area a more viable proposition to be marketed as a strategic business area within the next few years, but this is still dependent upon the Council re-locating services from the area
- Newark (South), Port Glasgow: Lidl foodstore built and opened in August; however, there remains an area of derelict land to be sold for development.
- Former Gourock Ropeworks, Newark (North), Port Glasgow: Detailed planning permission granted for renovation and conversion of 'A' listed warehouse - work started; outline planning permission for enabling residential developments, subject to completed work on warehouse.
- Port Glasgow Waterfront (Town Centre Extension): work underway on realignment of A8 trunk road to accommodate extension to Port Glasgow Town Centre; outline planning permission for retail-led mixed use development (in two phases), together with environmentals (including new civic square and accesses to riverside).
- Woodhall, Port Glasgow: Early Action Funds being used to progress a programme of demolitions and other matters, such as relocating/decanting siting tenants and for 'home-loss' payments, to progress the first stage in the implementation of this New Neighbourhood. Feasibility Study being undertaken to assess options regarding site capacity, tenure split for circa 300 dwelling units, community uses, etc.
- Other Area Renewal - Inverclyde: as above, use of Early Action Fund monies for area renewal (demolitions etc), to create the conditions for all five 'new neighbourhoods' designated in the Local Plan.

East Renfrewshire

49. In tandem with SER and Nestle Purina, East Renfrewshire Council (ERC) has recently secured the preparation of a Development Brief and marketing of the site on the Glasgow Road "Corridor" in Barrhead for a range of industrial and commercial uses.
50. Strenuous efforts from both ERC and SER have been made to attempt to secure redevelopment of the Shanks Park site in Barrhead. Funding is required for the various environmental and infrastructure improvements in order to be able to promote this location as the prime location for industry in this area.
51. Having created a dedicated Regeneration section within ERC's Planning Department at the end of 2004, a regeneration strategy is also being developed for Barrhead and SER support the principles of encouraging new investment and redevelopment of key sites within the town centre.

APPENDIX

KEY STATISTICS 2005 VACANT AND DERELICT LAND SURVEY

TABLE 1 2005 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)
East Dunbartonshire	19	27.9	15	62.6	34	90.5	8	28.1	42	118.6
East Renfrewshire	16	19.8	27	40.8	43	60.6	0	0.0	43	60.6
Glasgow	579	577.4	275	736.0	854	1,313.4	0	0.0	854	1,313.4
Inverclyde	112	90.0	35	62.8	147	152.8	0	0.0	147	152.8
North Lanarkshire	182	372.7	127	688.4	309	1,061.1	77	256.2	386	1,317.3
Renfrewshire	128	196.7	40	72.5	168	269.2	2	732.8	170	1,002.0
South Lanarkshire	120	139.9	83	199.8	203	339.7	37	211.4	240	551.1
West Dunbartonshire	31	35.4	82	174.6	113	210.0	0	0.0	113	210.0
GCV Area	1,187	1,460	684	2,037	1,871	3,497	124	1,228	1,995	4,726

TABLE 2 Total Urban Vacant and Derelict Land 1996-2005

	1996		1997		1998		1999		2000		2001		2002		2003		2004		2005	
	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
East Renfrewshire	39	50	40	48	39	42	31	37	26	33	26	32	31	40	37	46	42	56	43	61
Glasgow	927	1,620	936	1,591	958	1,592	964	1,568	943	1,486	925	1,402	913	1,383	878	1,345	861	1,315	854	1313
Inverclyde	109	133	103	122	120	122	122	122	130	125	136	131	127	127	134	142	133	142	147	153
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	1061
Renfrewshire***	149	293	133	245	144	237	156	233	156	220	172	248	176	243	177	269	185	287	168	269
South Lanarkshire*	321	621	294	549	255	489	259	498	255	483	241	453	230	418	228	406	212	375	203	340
West Dunbartonshire	128	214	140	230	142	243	133	232	144	226	141	216	140	223	126	222	121	220	113	210
GCV Area	2,198	4,581	2,148	4,460	2,116	4,239	2,099	4,384	2,125	4,250	2,084	4,078	2,029	4,016	1,973	3,942	1,931	3,725	1,871	3497

* 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 2005 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
East Dunbartonshire	119	17,500	0.7	91	3,400	2.7
East Renfrewshire	61	17,269	0.4	61	2,801	2.2
Glasgow	1,313	17,550	7.5	1,313	17,504	7.5
Inverclyde	153	16,450	0.9	153	2,420	6.3
North Lanarkshire	1,317	47,358	2.8	1,061	10,928	9.7
Renfrewshire	1,002	26,320	3.8	269	4,880	5.5
South Lanarkshire	551	177,860	0.3	340	8,230	4.1
West Dunbartonshire	210	17,630	1.2	210	2,920	7.2
GCV Area	4,725.7	337,937	1.4	3,497	53,083	6.6

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 2004 - 2005

	Take up*		Land falling out of use**		Definitional change/Removed from Survey***	Net change in total urban vacant and derelict land****
	No. of Sites	Total Area (ha)	No. of Sites	Area (ha)	Total Area (ha)	Net Area (ha)
East Dunbartonshire	1	8.5	0	0.0	14.7	-23.2
East Renfrewshire	3	2.1	4	6.9	-0.2	5.0
Glasgow	60	37.8	88	74.2	38.1	-1.7
Inverclyde	12	15.3	24	20.4	-5.4	10.5
North Lanarkshire	53	89	44	91.4	155.5	-153.5
Renfrewshire	22	35.8	6	8.0	-10.2	-17.7
South Lanarkshire	28	45.0	10	11.1	1.5	-35.4
West Dunbartonshire	10	10.6	3	0.8	0.0	-9.8
GCV Area	189	245	179	213	194.0	-225.8

* for development and environmental improvement (includes partial take up)

** additions to vacant and derelict land (new sites)

*** no longer satisfies the definition of vacant and derelict land and other adjustments (including remeasurement)

**** net change = take up plus definitional change/removed from survey minus land falling out of use (negative figure means an addition to the Survey)

TABLE 5 2005 Urban Vacant and Derelict Land by Date of Entry to Survey

		No. Sites	%	Area (ha)	%
East Dunbartonshire	1980 or earlier	0	0.0	0.0	0.0
	1981-85	8	23.5	27.5	30.0
	1986-90	7	20.6	3.0	3.3
	1991-95	5	14.7	19.7	21.5
	1996-2000	3	8.8	5.2	5.7
	2001-2004	11	32.4	36.2	39.5
	2005	0	0.0	0.0	0.0
	Unknown	0	0.0	0.0	0.0
	Totals	34	100.0	91.6	100.0
East Renfrewshire	1980 or earlier	4	9.3	3.4	5.6
	1981-85	5	11.6	5.8	9.6
	1986-90	2	4.7	3.5	5.7
	1991-95	5	11.6	18.1	29.9
	1996-2000	3	7.0	5.3	8.8
	2001-2004	20	46.5	17.6	29.0
	2005	4	9.3	6.9	11.4
	Unknown	0	0.0	0.0	0.0
	Totals	43	100.0	60.6	100.0
Glasgow	1980 or earlier	103	12.1	265.1	20.2
	1981-85	213	24.9	348.2	26.5
	1986-90	75	8.8	95.4	7.3
	1991-95	110	12.9	200.3	15.3
	1996-2000	159	18.6	231.0	17.6
	2001-2004	138	16.2	128.2	9.8
	2005	56	6.6	45.2	3.4
	Unknown	0	0.0	0.0	0.0
	Totals	854	100.0	1,313.4	100.0
Inverclyde	1980 or earlier	12	8.2	10.7	7.0
	1981-85	5	3.4	10.7	7.0
	1986-90	12	8.2	8.4	5.5
	1991-95	17	11.6	26.6	17.4
	1996-2000	54	36.7	58.7	38.5
	2001-2004	20	13.6	19.1	12.5
	2005	23	15.6	16.9	11.0
	Unknown	4	2.7	1.7	1.1
	Totals	147	100.0	152.7	100.0
North Lanarkshire	1980 or earlier	46	14.9	128.9	12.1
	1981-85	43	13.9	162.5	15.3
	1986-90	31	10.0	85.6	8.1
	1991-95	40	12.9	449.2	42.3
	1996-2000	64	20.7	110.2	10.4
	2001-2004	39	12.6	33.7	3.2
	2005	41	13.3	87.7	8.3
	Unknown	5	1.6	3.2	0.3
	Totals	309	100.0	1,061.0	100.0
Renfrewshire	1980 or earlier	0	0.0	0.0	0.0
	1981-85	20	11.9	64.6	24.0
	1986-90	23	13.7	57.5	21.4
	1991-95	14	8.3	17.4	6.4
	1996-2000	44	26.2	53.2	19.7
	2001-2004	61	36.3	69.8	25.9
	2005	6	3.6	7.0	2.6
	Unknown	0	0.0	0.0	0.0
	Totals	168	100.0	269.3	100.0
South Lanarkshire	1980 or earlier	7	3.4	9.8	2.9
	1981-85	76	37.4	168.4	49.6
	1986-90	31	15.3	32.7	9.6
	1991-95	17	8.4	17.6	5.2
	1996-2000	12	5.9	8.8	2.6
	2001-2004	23	11.3	25.7	7.6
	2005	10	4.9	10.1	3.0
	Unknown	27	13.3	66.5	19.6
	Totals	203	100.0	339.7	100.0
West Dunbartonshire	1980 or earlier	22	19.5	35.4	16.9
	1981-85	11	9.7	22.1	10.5
	1986-90	16	14.2	30.0	14.3
	1991-95	19	16.8	38.1	18.1
	1996-2000	23	20.4	50.5	24.0
	2001-2004	16	14.2	31.3	14.9
	2005	3	2.7	1.8	0.9
	Unknown	3	2.7	0.8	0.4
	Totals	113.0	100.0	210	100.0
GCV Area	1980 or earlier	194	10.4	453	13.0
	1981-85	381	20.4	810	23.2
	1986-90	197	10.5	316	9.0
	1991-95	227	12.1	787	22.5
	1996-2000	362	19.3	523	14.9
	2001-2004	328	17.5	362	10.3
	2005	143	7.6	175	5.0
	Unknown	39	2.1	72	2.1
	Totals	1,871	100.0	3,498	100.0

TABLE 6 2005 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)
East Dunbartonshire	7	8.5	24	81.8	0	0.0	3	1.3	34	91.6
East Renfrewshire	10	12.7	33	47.9	0	0.0	0	0.0	43	60.6
Glasgow	433	587.7	324	537.1	85	184.4	12	4.2	854	1,313.4
Inverclyde	76	50.8	46	66.9	25	35.0	0	0.0	147	152.7
North Lanarkshire	72	365.4	163	636.6	0	0.0	74	59.1	309	1,061.1
Renfrewshire	54	54.6	114	214.6	0	0.0	0	0.0	168	269.2
South Lanarkshire	50	84.3	78	192.5	2	5.9	73	57.1	203	339.7
West Dunbartonshire	33	30.5	66	164.6	8	10.6	6	4.3	113	210.0
GCV Area	735	1,194	848	1,942	120	236	168	126	1,871	3,498

* Information relating to Multiple and Unknow Ownership is incomplete, particularly in North Lanarkshire and South Lanarkshire, consequently the number of sites recorded as Public and Private may be over-estimated

TABLE 7 2005 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
East Dunbartonshire	17	6.5	11	26.0	4	26.4	1	11.9	1	20.8
East Renfrewshire	26	12.9	15	27.7	1	5.4	1	14.6	0	0.0
Glasgow	546	228.5	260	568.0	30	201.0	13	188.0	5	127.9
Inverclyde	103	45.3	42	80.7	0	0.0	2	26.7	0	0.0
North Lanarkshire	181	69.4	89	183.6	21	137.9	8	110.8	10	559.4
Renfrewshire	102	42.5	55	127.1	9	62.1	1	16.8	1	20.8
South Lanarkshire	126	51.5	60	128.6	10	62.7	7	96.9	0	0.0
West Dunbartonshire	75	31.3	26	56.3	9	60.3	1	14.1	2	48.1
GCV Area	1,176	488	558	1,198	84	556	34	480	19	777

Total Sites	Total Area
34	91.6
43	60.6
854	1,313.4
147	152.7
309	1,061.1
168	269.2
203	339.7
113	210.1
1,871	3,498

TABLE 8 2005 Urban Vacant and Derelict Land by Previous Use

	Agriculture	Forestry/ Woodland	Commun / Health	Education	Defence	Open Space	Recr & Leisure	Manufa c.	Other Gen. Ind.	Minerals	Offices	Residential	Retail	Storage	Transport	Utility Services	Wholesale Dist	Business	Other	Unknown	Total
East Dunbartonshire No. Sites	1	0	4	2	0	0	2	4	0	2	1	1	1	3	5	0	0	0	1	7	34
Area (ha)	1.4	0.0	25.7	12.4	0.0	0.0	0.7	14.2	0.0	11.9	0.5	0.4	0.3	9.0	10.9	0.0	0.0	0.0	1.2	3.1	91.7
East Renfrewshire No. Sites	1	1	1	0	0	5	2	5	13	0	1	1	1	4	7	1	0	0	0	0	43
Area (ha)	0.2	0.3	2.0	0.0	0.0	5.3	1.5	18.4	14.4	0.0	0.5	4.0	0.3	3.9	8.4	1.5	0.0	0.0	0.0	0.0	60.6
Glasgow No. Sites	26	2	38	41	0	25	34	67	51	3	6	240	18	13	60	10	2	0	5	213	854
Area (ha)	149.4	6.1	73.1	82.2	0.0	19.9	111.9	175.5	45.7	40.6	1.7	213.3	5.6	9.6	113.3	5.3	9.6	0.0	35.5	214.8	1,313.0
Inverclyde No. Sites	2	0	2	8	2	6	6	27	1	0	1	51	0	8	9	8	1	3	4	8	147
Area (ha)	7.4	0.0	2.2	10.5	2.1	10.5	2.9	56.7	1.2	0.0	0.7	27.8	0.0	6.5	10.3	6.3	0.1	4.0	1.2	2.3	152.7
North Lanarkshire No. Sites	56	1	13	2	0	1	15	52	24	18	4	41	4	8	18	0	3	1	2	46	309
Area (ha)	260.8	2.3	81.8	0.8	0.0	0.2	19.6	529.3	26.3	66.3	1.0	11.1	2.7	5.5	18.6	0.0	2.5	0.1	2.0	30.4	1,061.1
Renfrewshire No. Sites	6	2	3	3	0	5	3	22	18	0	0	44	1	20	6	6	1	0	2	26	168
Area (ha)	12.5	0.4	1.4	8.7	0.0	9.2	1.2	44.5	19.0	0.0	0.0	48.5	1.6	21.4	3.2	27.2	0.7	0.0	0.3	69.3	269.1
South Lanarkshire No. Sites	13	0	5	1	0	8	2	9	15	10	0	7	7	4	7	0	1	0	10	104	203
Area (ha)	10.4	0.0	20.0	0.6	0.0	27.8	4.5	20.9	9.9	25.1	0.0	6.2	3.1	15.6	5.4	0.0	2.0	0.0	5.1	183.3	339.7
West Dunbartonshire No. Sites	2	1	9	3	0	11	6	22	3	2	1	28	3	8	8	2	0	0	2	2	113
Area (ha)	6.9	0.3	14.8	1.8	0.0	18.5	7.1	58.8	4.8	2.5	0.4	12.9	4.6	57.9	15.8	1.4	0.0	0.0	0.9	0.6	210.0
GCV Area No. Sites	107	7	75	60	2	61	70	208	125	35	14	413	35	68	120	27	8	4	26	406	1,871
Area (ha)	449	9	221	117	2	91	149	918	121	146	5	324	18	129	186	42	15	4	46	504	3,498

TABLE 9 2005 Urban Vacant and Derelict Land by Preferred Use

		Residential	Industry/ Business	Others	Env. Imp.	Agriculture	Forestry/ Woodland	N/A	Unknown	Mixed Use	TOTAL
East Dunbartonshire	No. Sites	12	7	4	1	0	0	0	0	10	24
	Area (ha)	32.5	15.8	5.5	9.4	0.0	0.0	0.0	0.0	28.5	63
East Renfrewshire	No. Sites	11	24	2	2	0	3	0	1	0	43
	Area (ha)	9.5	45.9	1.4	0.3	0.0	2.9	0.0	0.5	0.0	61
Glasgow	No. Sites	520	168	76	76	6	0	0	0	8	854
	Area (ha)	582.1	377.5	152.5	176.5	14.3	0.0	0.0	0.0	10.6	1,313
Inverclyde	No. Sites	43	38	13	41.0	0	0	0	0	12	147
	Area (ha)	27.1	49.5	11.7	20.3	0.0	0.0	0.0	0.0	44.1	153
North Lanarkshire	No. Sites	90	140	50	16.0	2	3	0	6	2	309
	Area (ha)	155.8	468.5	66.9	8.5	2.8	50.1	0.0	37.7	270.7	1,061
Renfrewshire	No. Sites	76	75	9	2	0	0	0	0	5	162
	Area (ha)	79.7	118.8	17.0	10.6	0.0	0.0	0.0	0.0	43.2	269
South Lanarkshire	No. Sites	64	76	31	26	2	0	0	0	4	199
	Area (ha)	78.8	107.1	68.2	58.4	9.4	0.0	0.0	0.0	17.8	340
West Dunbartonshire	No. Sites	45	36	15	5	0	0	0	0	12	101
	Area (ha)	28.9	95.4	15.4	5.9	0.0	0.0	0.0	0.0	64	210
GCV Area	No. Sites	861	564	200	169	10	6	0	7	53	1,870
	Area (ha)	994	1,279	339	290	26	53	0	38	479	3,470

Table 9a 2005 Urban Vacant and Derelict Land by Preferred Use

	Residential						Industry & Business											Others										Env. Imp.							Totals
	Residential	Manufac.	Other Gen. Ind.	Storage	Wholesale Dist.	Business	Education	Recr & Leisure	Commun/Health	Defence	Office	Retailing	Transport	Utility Services	Minerals	Other	Passive Open Space	Nature Cons	Agriculture	Forestry/Woodland	N/A	Unknown	Mixed Use												
East Dunbartonshire	No. Sites	12	0	3	0	0	4	0	2	0	0	0	1	1	0	0	0	1	0	0	0	0	10	34											
	Area (ha)	32.5	0.0	14.1	0.0	0.0	1.7	0.0	0.7	0.0	0.0	0.0	0.1	4.7	0.0	0.0	0.0	9.4	0.0	0.0	0.0	0.0	28.5	91.7											
East Renfrewshire	No. Sites	11	0	24	0	0	0	0	0	0	0	2	0	0	0	0	2	0	0	3	0	1	0	43											
	Area (ha)	9.5	0.0	45.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.4	0.0	0.0	0.0	0.0	0.3	0.0	0.0	2.9	0.0	0.5	0.0	60.6											
Glasgow	No. Sites	520	168	0	0	0	0	3	13	4	0	5	14	10	0	27	76	0	6	0	0	0	8	854											
	Area (ha)	582.1	377.5	0.0	0.0	0.0	0.0	1.1	37.7	8.9	0.0	2.1	39.0	18.2	0.0	45.4	176.5	0.0	14.3	0.0	0.0	0.0	10.6	1,313.4											
Inverclyde	No. Sites	43	6	10	0	1	21	3	3	2	0	2	2	0	0	1	41	0	0	0	0	0	12	147											
	Area (ha)	27.1	8.1	7.4	0.0	0.1	33.9	3.9	1.5	1.6	0.0	0.0	2.0	0.7	0.0	2.0	20.3	0.0	0.0	0.0	0.0	0.0	44.1	152.7											
North Lanarkshire*	No. Sites	90	54	76	2	2	6	1	19	5	0	7	11	6	1	0	15	1	2	3	0	6	2	309											
	Area (ha)	155.8	262.8	186.0	3.4	5.7	10.8	0.5	38.5	1.6	0.0	12.1	10.5	1.3	2.5	0.0	8	0.3	2.8	50.1	0.0	37.7	270.7	1,061.1											
Renfrewshire	No. Sites	76	1	60	1	1	12	0	1	0	0	8	0	0	0	0	2	0	0	0	0	0	5	167											
	Area (ha)	79.7	0.8	85.8	0.3	2.9	29.0	0.0	5.9	0.0	0.0	11.1	0.0	0.0	0.0	10.6	0.0	0.0	0.0	0.0	0.0	0.0	43.2	269.3											
South Lanarkshire	No. Sites	64	27	39	2	0	8	0	10	1	0	1	3	13	0	2	25	1	2	0	0	0	4	203											
	Area (ha)	78.8	28.9	70.8	0.9	0.0	6.6	0.0	24.5	0.4	0.0	0.2	2.7	36.8	0.0	3.4	43.4	15.0	9.4	0.0	0.0	0.0	17.8	339.7											
West Dunbartonshire	No. Sites	45	0	29	0	0	7	0	4	2	0	2	2	1	0	4	5	0	0	0	0	0	12	113											
	Area (ha)	28.9	0.0	81.2	0.0	0.0	14.2	0.0	8.1	2.7	0.0	0.6	1.1	0.1	0.0	2.8	5.9	0.0	0.0	0.0	0.0	0.0	64.3	209.9											
GCV Area	No. Sites	861	256	241	5	4	58	7	52	14	0	15	43	33	1	34	166	3	10	6	0	7	53	1,870											
	Area (ha)	994	678	491	5	9	96	6	117	15	0	15	68	62	2	3	51	265	25	26	53	38	479	3,498											

TABLE 10 2005 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	
	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)
East Dunbartonshire	7	28	23	51	2	3	1	9	1	1
East Renfrewshire	16	31	15	15	7	11	5	4	0	0
Glasgow	303	495	290	434	160	205	78	163	23	16
Inverclyde	50	81	49	47	7	4	41	20	0	0
North Lanarkshire	80	578	50	200	162	220	16	63	1	0
Renfrewshire	66	102	66	122	28	34	7	9	1	4
South Lanarkshire	62	84	70	141	43	44	28	71	0	0
West Dunbartonshire	49	49	20	93	40	63	4	6	0	0
GCV Area	633	1449	583	1102	449	583	180	344	26	21

Totals	
No. of Sites	Area (ha)
34	92
43	61
854	1313
147	153
309	1061
168	269
203	340
113	210
1,871	3499

TABLE 11 2005 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
	% 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 GCV Urban Vacant and Derelict Land in LEC Area
Scottish Enterprise Dunbartonshire	2	4	2	0	0
Scottish Enterprise Glasgow	14	12	6	5	0
Scottish Enterprise Lanarkshire	19	10	8	4	0
Scottish Enterprise Renfrewshire	6	5	1	1	0

Totals
% of Total GCV Urban Vacant and Derelict Land in LEC Area
9
38
40
14
100

TABLE 12 2005 Take Up* (ha) of Urban Vacant and Derelict Land by Land Use - Summary

	Residential	Industry/ Business	Others	Env Imp.	Agriculture	Forestry/ Woodland	TOTAL
East Dunbartonshire	8.5	0.0	0.0	0.0	0.0	0.0	9
East Renfrewshire	0.0	1.7	0.0	0.4	0.0	0.0	2
Glasgow	18.4	4.2	11.5	3.7	0.0	0.0	38
Inverclyde	4.0	9.3	1.4	0.0	0.0	0.0	15
North Lanarkshire	62.5	17.5	9.1	0.1	0.0	0.2	89
Renfrewshire	17.8	4.8	5.4	6.8	1.0	0.0	36
South Lanarkshire	18.2	2.4	20.1	4.2	0.0	0.0	45
West Dunbartonshire	3.1	7.1	0.4	0.0	0.0	0.0	11
GCV Area	133	47	48	15	1	0	244

Removed from
14.7
-0.2
38.1
-5.4
155.5
-10.2
1.5
0.0
194

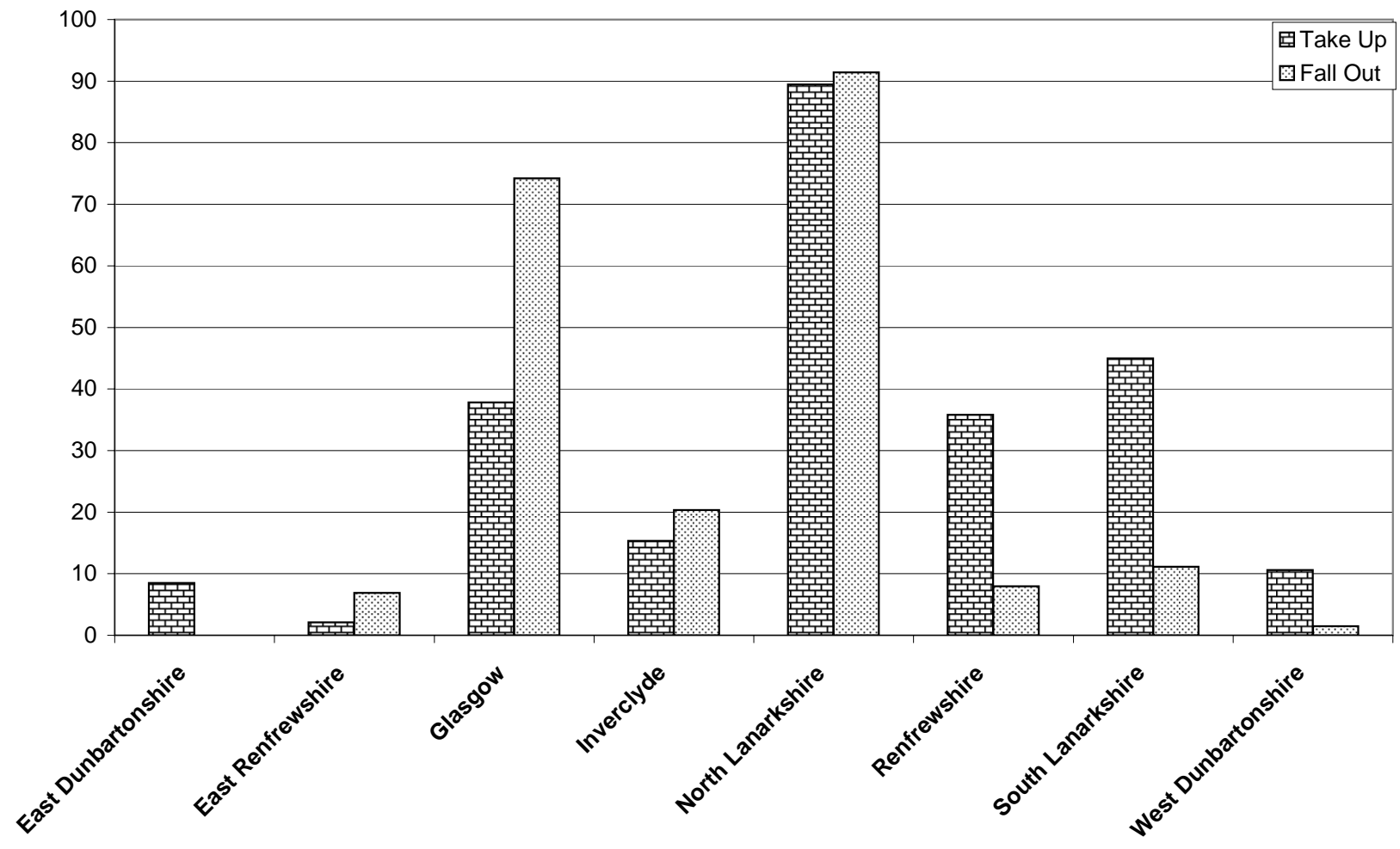
Table 12a 2005 Take Up* (ha) of Urban Vacant and Derelict Land by Land Use	Residential	Industry & Business					Others										Env. Imp.		Agriculture	Forestry/ Woodland	Total		
	Residential	Manufac.	Other Gen. Industry	Storage	Wholesale Dist.	Business	Education	Recr. & Leisure	Comm. & Health	Offices	Retailing	Transport	Utility Services	Mineral Activity	Other	Pass. Open Space	Nature Cons.						
East Dunbartonshire	8.5	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	0.0	0.0	8.5
East Renfrewshire	0.0	0.0	0.4	0.0	0.0	1.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.4	0.0	0.0	0.0	0.0	0.0	2.1
Glasgow	18.4	3.2	0.8	0.0	0.0	0.0	0.2	0.0	0.0	0.0	2.5	2.5	6.2	0.0	0.0	0.3	3.7	0.0	0.0	0.0	0.0	0.0	37.8
Inverclyde	4.0	0.0	0.5	0.5	7.6	0.6	0.1	0.0	0.0	0.0	0.1	1.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	14.7
North Lanarkshire	62.5	12.9	1.9	0.0	0.0	2.8	1.5	0.0	0.0	0.8	3.1	1.7	0.0	0.0	2.1	0.1	6.8	0.0	0.0	0.0	0.2	0.0	89.5
Renfrewshire	17.8	0.0	0.4	3.4	0.0	1.0	0.0	0.0	0.0	0.0	0.0	5.4	0.0	0.0	0.0	6.8	0.0	1.0	0.0	0.0	0.0	35.8	
South Lanarkshire	18.2	0.0	0.9	1.6	0.0	0.0	0.0	0.0	0.0	0.0	2.8	16.3	0.0	0.0	1.0	4.2	0.0	0.0	0.0	0.0	0.0	0.0	45.0
West Dunbartonshire	3.1	0.0	0.8	0.0	0.0	6.3	0.0	0.0	0.0	0.0	0.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	10.6
GCV Area	133	16	6	5	8	12	2	0	0	3	9	31	0	0	3	15	0	1	0	0	0	0	244

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

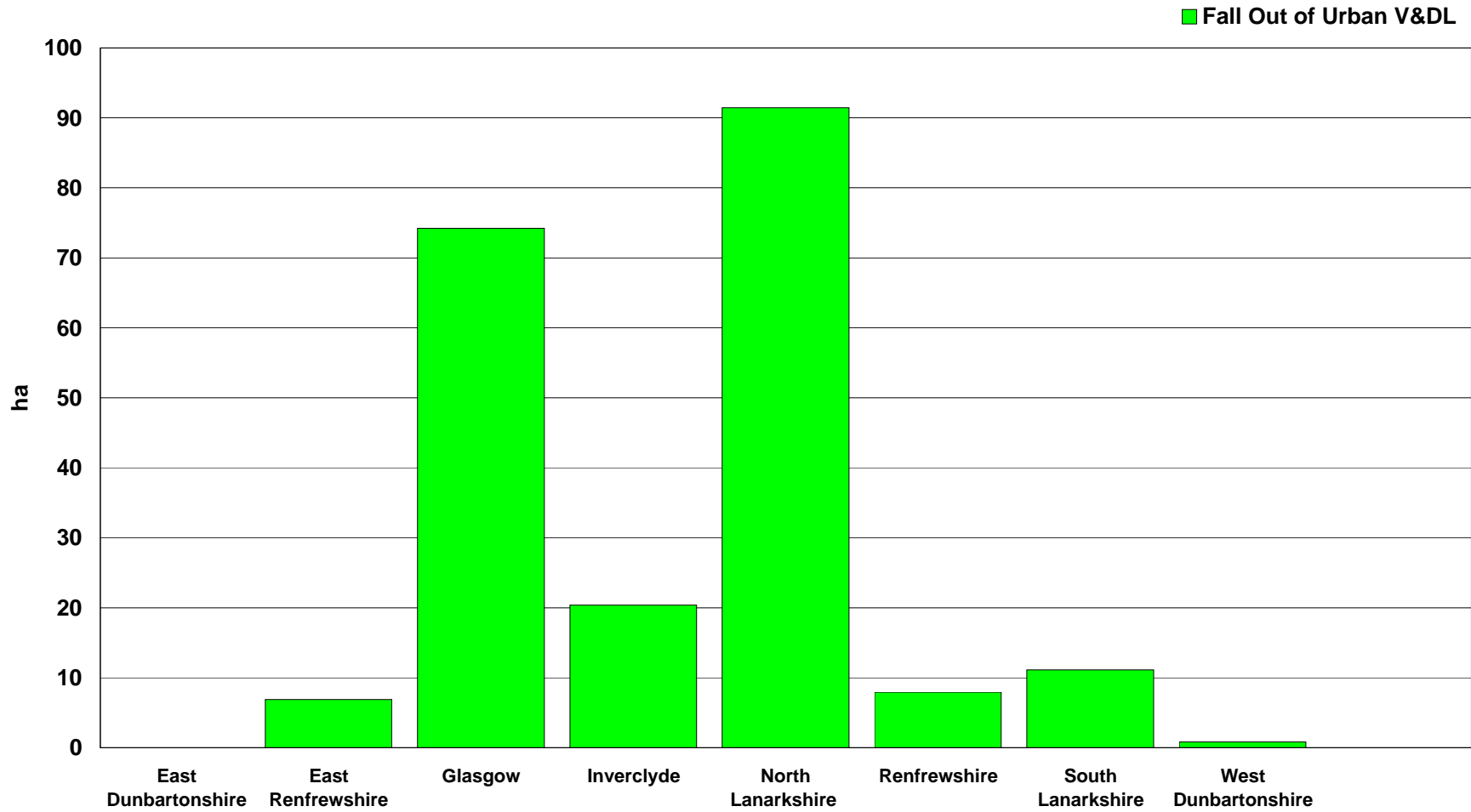
** no longer satisfies the definition of vacant and derelict land and other adjustments (including remeasurement)

a negative figure = additions to Survey

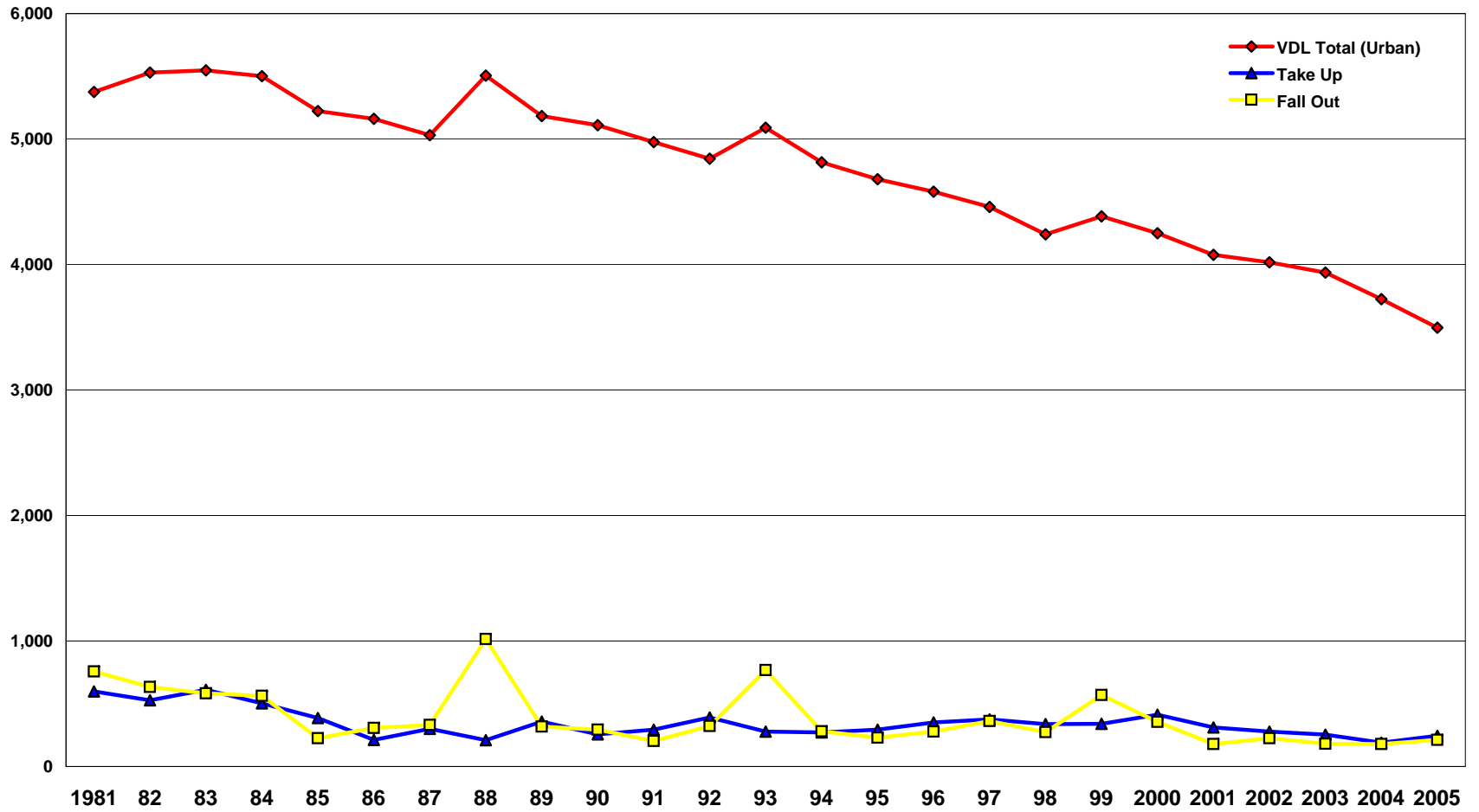
Take Up and Fall Out of Urban Vacant and Derelict Land 2005



Fall Out of Urban Vacant and Derelict Land 2005



Urban Vacant and Derelict Land 1981- 2005



Vacant and Derelict Land 2005

