

**GLASGOW AND THE CLYDE VALLEY  
STRATEGIC DEVELOPMENT PLANNING AUTHORITY**

**Vacant and Derelict Land  
Monitoring Report  
2008**



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## 2008 VACANT AND DERELICT LAND SURVEY

### (A) 2008 SURVEY KEY FINDINGS

- 45% (4654ha) of Scotland's total area of vacant and derelict land (10240ha, 2007), including rural derelict land, lies within the Structure Plan area.
- 6% (3415ha) of the total urban area of the Glasgow and the Clyde Valley is vacant or derelict.
- 73% (3415ha) 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 80% (2749ha) 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 (708ha).
- despite consistent levels of take-up for development and environmental improvement (averaging 300ha p.a. since 1996) the scale of the urban problem is still considerable.
- 34% of urban sites (631 sites) have been vacant or derelict since before 1990 amounting to some 1390ha (41% of the total urban vacant and derelict land), with some 25% of sites (478 sites) amounting to 1096ha (32%) have been vacant or derelict since before 1985.
- 56% (1929ha) of urban vacant and derelict land is in private ownership; and 12% (421ha) in multiple ownership which tends to further constrain its treatment.
- 34% (1148ha) of all urban vacant and derelict land is comprised of land within a limited number of large sites (10ha and over).
- 68% (2315ha) of urban vacant and derelict land is identified for industrial/ business or housing uses.
- take up for residential development accounts for 60% (141ha) of all development take up. Take up for industrial/business is 15% (36ha), with 5% (12ha) for retailing and 6% (14ha) for environmental improvement.
- the last 12 months have seen a slight rise (1.9%) in the overall scale of vacant and derelict land, with a net increase of 69ha;
- 15% (511ha) of urban vacant and derelict land is considered as having no prospect of development over the short-medium term. Uncertainty exists over another 37% (1257ha) categorised as 'developable' over the medium term (5 to 10 years), and in addition, 291ha (9%) is currently considered to be uneconomic to develop. This suggests that up to 60% (2059ha) of the total amount of vacant and derelict land recorded could potentially remain in this condition for up to another 10 years.

## **(B) KEY TREND STATISTICS - 1996 to 2008**

- the total amount of vacant and derelict land has declined by 22% since 1996 (5977ha/4654ha), an average of 102ha per annum.
- the total amount of urban vacant and derelict land has declined by 25% since 1996 (4581ha/3415ha), an average of 90ha per annum.
- in 1996 the urban vacant /derelict split was 46% vacant and 54% derelict; in 2008 the split is 42% vacant and 58% derelict.
- the total amount of rural derelict land has declined by 11% since 1996 (1396ha/1238ha).
- the average take up of land since 1996 has been 300ha per annum.
- the average fall out of developed land (new vacant/derelict land) since 1996 has been 267ha per annum.
- on average 75ha per annum has been removed from the Survey for 'definitional reasons' and other adjustments (including re-measurement) since 1996.
- if the above averages (108ha per annum) continue then it is estimated that it will take approximately 30 years to remove the current levels (3415ha) of urban vacant and derelict land from the Structure Plan area.
- since 1996 an average of 40% 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 2008 the take up for industry/business accounted for 15% of all development take up whilst accounting for 36% of the total urban vacant and derelict land in terms of preferred use. 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 2008 the take up for housing accounted for 59% of all development take up whilst accounting for 32% of the total urban vacant and derelict land in terms of preferred use. These figures do not take account of housing within mixed use sites.

## VACANT AND DERELICT LAND MONITORING REPORT 2008

### (i) INTRODUCTION

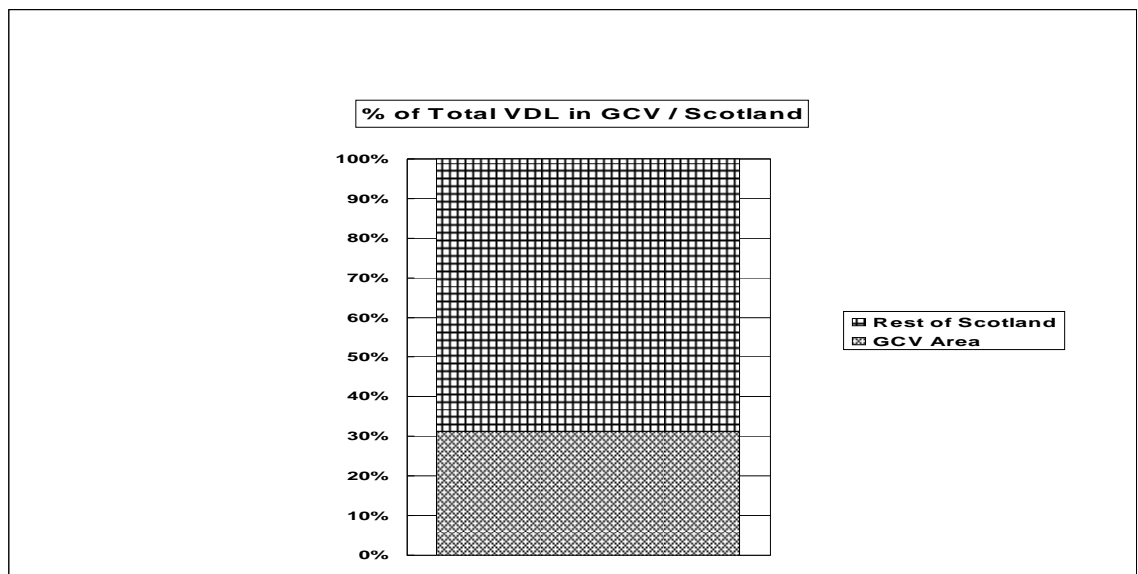
#### Context of Survey

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 Government's Communities Analytical Services. 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 2006 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

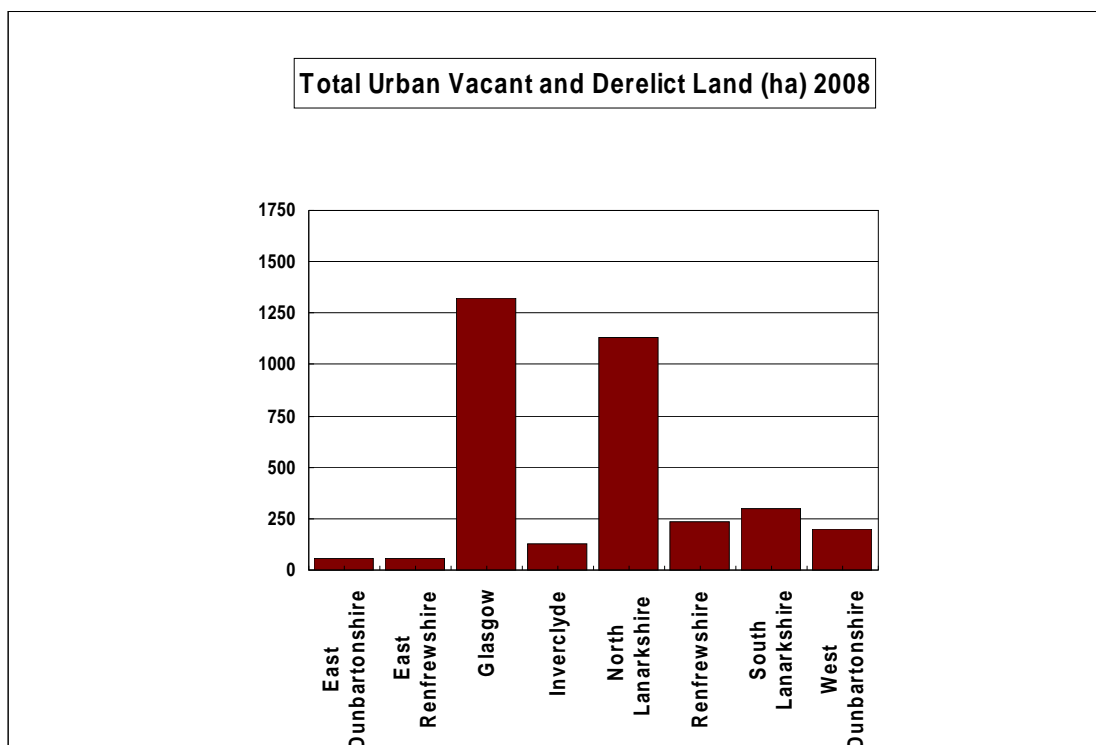
#### Total Area (Tables 1 and 2)

4. In 2008 within the Glasgow and Clyde Valley Structure Plan area there was an estimated total of 4572ha vacant and derelict land. This represents some 44% of the total vacant and derelict land in Scotland (2007 - 10240ha). Within the Structure Plan Area the total vacant and derelict land has fallen by 23% (5977ha/4572ha) since 1996.



### Urban Area (Tables 1 and 3)

5. Of the total 4654ha of vacant and derelict land within the Structure Plan area, some 73% (3415ha), is located within urban areas, of which 58% (1983ha) is derelict and 42% (1433ha) is vacant. The majority of this land 80% (2749ha) remains located principally in those areas most affected by the decline of heavy industry, i.e. 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 25% since 1996 (4581ha/3415ha), an average of 90ha per annum.

### Rural Area (Table 1)

6. Within the Structure Plan area there are 1,238ha of rural derelict land (27% of the total Glasgow and Clyde Valley vacant and derelict land). Most of this rural dereliction is concentrated in North Lanarkshire (57%/708ha) and South Lanarkshire (19%/235ha). Rural derelict land in Renfrewshire remains high predominately as a result of the inclusion in the Survey of some 708ha (58%) at the Royal Ordnance Survey factory at Bishopton.

- **Key Statistic:** The total amount of rural derelict land has declined by 11% since 1996 (1396ha/1238ha).

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

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

7. During the year 2007-2008 there were 236ha of land taken-up for development and environmental improvement. In addition, there were 32.6ha 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 60% (141ha), continuing the trend of recent years.

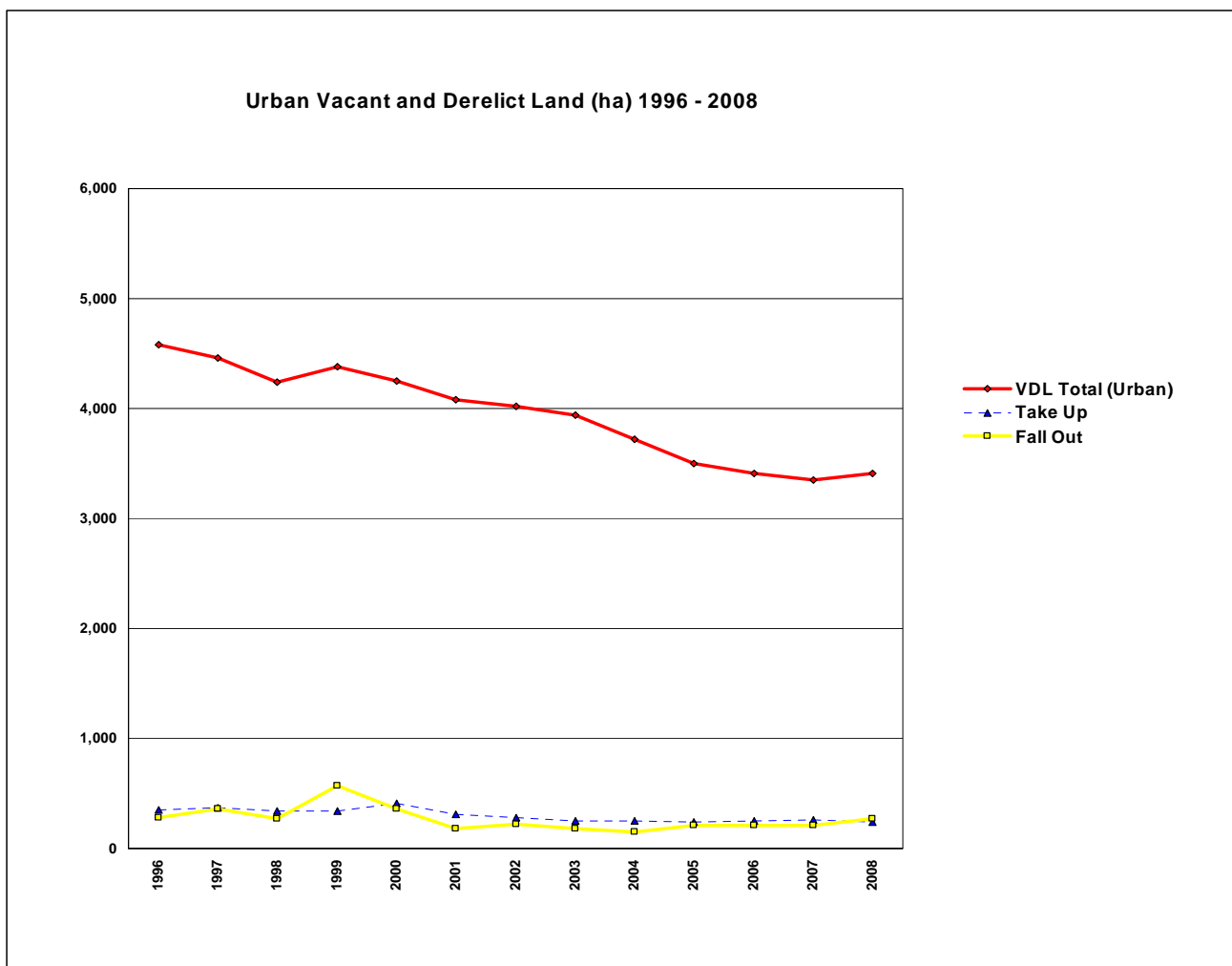
**Key Statistic: The average take up of land since 1996 has been 300ha per annum.**

**Key Statistic: The average fall out of developed land (new sites) since 1996 has been 267ha per annum.**

**Key Statistic: On average 75ha per annum has been removed from the Survey for 'definitional reasons' since 1996.**

**Net Change** (Tables 4)

8. While 236ha of urban land were brought back into use between 2007 and 2008, some 268ha of land fell out of use resulting in a net reduction of some 64ha of urban land from the Survey, after adjustments are made for definitional change (-4ha).



## Trends (Table 2)

9. The overall scale of vacant and derelict land - some 3415ha - is still considerable (see paragraphs 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.
10. In the context of a 20 year Strategic Development 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.108ha/year (average since 1996) were to continue, then it would take approximately 30 years to remove the existing level of urban vacant and derelict land from the Glasgow and Clyde Valley area. It is anticipated with the continued renewal being driven by the Flagship Projects (Clyde Waterfront, Riverside Inverclyde, Clyde Gateway and Ravenscraig), the Commonwealth Games and the M74 Completion that significant increases in take up will be delivered over the next 5/10 years.

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

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

11. Over the Metropolitan Area as a whole, some 478 sites (25% of all urban sites) have been vacant or derelict since before 1985. This equates to an area of 1096ha (32% 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 40% of the total area of urban vacant and derelict land has been on the Survey since before 1985.**
12. 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 2008 over 32% of the Glasgow and Clyde Valley area - Glasgow (41% of their urban vacant and derelict land), North Lanarkshire (24%) and South Lanarkshire (45%) - has been vacant or derelict since before 1985, 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)

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'), 20% of all sites (15%/511ha in area) do not seem likely to be developed over the short to medium term. In addition, 8% of sites (9% in area/291ha) are considered uneconomic to develop and are likely to be suitable for a soft-end use. Taking these two categories together means that 23% (802ha) of all urban vacant/derelict land (28% 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.

<b>Developability Code</b>	<b>% of Total Sites</b>	<b>% of Total Area</b>
Short term	42	39
Medium Term	29	37
Long Term (Undetermined)	20	15
Uneconomic/soft end use	8	8.5
Unknown	1	0.5

15. The approved Glasgow and Clyde Valley Joint Structure Plan seeks 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. Partnership working will increasingly become important in terms of securing remediation. There are a number of key development such as the M74 completion, 2014 Commonwealth Games, the Clyde Waterfront, Clyde Gateway and Ravenscraig Metropolitan Flagship projects which potentially can make significant impacts on the levels of vacant and derelict land in the Structure Plan area. However, Scottish Enterprise's focus on key industries will raise, at least in the short term, uncertainty, as will long term future of the Scottish Government's 'Vacant and Derelict Land Fund' into the process of land renewal. The breakdown of 'developability' by LEC area is detailed in Table 11.

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

16. 'Mixed Use' 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 2008 there were a total of 55 'mixed use sites' identified in the Survey accounting for 196ha (6%) of the total area of urban vacant and derelict land. In terms of these mixed use sites residential development is the main use.
17. It is considered however there is a significant undercount of 'mixed use' sites, despite continued guidance from the Scottish Government, 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**

18. A key element of the 2000 Structure Plan and 2006 Third Alteration is the 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, particularly through the development of the 'Green Network'. The principle planning policy lever for achieving these strategy elements is the Metropolitan Development Strategy (MDS).
19. In the context of the MDS, the reclamation and improvement of vacant/derelict land should not be viewed in isolation but as one essential part of an overall integrated strategy for the regeneration and consolidation of urban areas. This strategy-driven approach is seen as an effective way forward to tackle the scale of vacant and derelict land. The partnership approach is particularly relevant in the determination of agreed priorities.
20. Residential development consistently represents the largest area of land take up, while industrial and business use remains the most preferred form of development by local authorities. This feature of the Survey reflects the predominant nature and location of the problem of vacant/derelict land and the continuing difficulties in bringing forward and marketing land for a range of alternative uses. The Structure Plan Alteration 2006 seeks to provide a further 200 ha of land in brownfield locations in existing employment areas to reduce the need for expanding firms to relocate away from their existing locality and to improve access to jobs, particularly from the Priority Areas, as well as improving urban brownfield housing opportunities.
21. 'Hard' end uses (industry/business and housing - 2315ha/68% in area, 1451/77% 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.
22. While it is important that brownfield land is made available, for both 'hard' and 'soft end' uses, to achieve the objectives of the Structure Plan, 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 future use without undermining the industrial/business targets of the Structure Plan. This would assist the ongoing process of urban renewal and, potentially, the 'greening' of the Metropolitan Area. This is an important part of the Third Alteration which was approved by Scottish Ministers in April 2008.

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

23. 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 Metropolitan Area there is a case for continued specific funds being allocated by the Scottish Government to address this matter

### **Scottish Government**

24. The Vacant and Derelict land Fund was established in 2004 in response to the Cities Review, which highlighted the importance of dealing more effectively with vacant and derelict land. At the time £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 2006-2008. The fund is used by local authorities in areas that are consistent with local regeneration priorities to bring long term vacant and derelict land back in to productive use for housing, for economic purposes and to create more attractive environments.

25. Experience of this and previous funding regimes date has highlighted the need for such funding to be for at least five years and for this to include the flexibility to include investigation and treatment of vacant and derelict land as well as physical remediation works.
26. An interim evaluation of the fund for the period 2004-06 stated that fund had an appropriate response to the gap in the repertoire of policies to deal with issues of land vacancy and dereliction identified in the Cities Review. It has allowed participating local authorities and their partners, all with considerable problems of land vacancy and dereliction, the opportunity to address the problems of a diverse range of sites, depending on the individual needs and priorities in their area.
27. On 26<sup>th</sup> August 2008, the Scottish Government announced that it was continuing its funding of the Vacant and Derelict Land Fund for the period 2008-2011. The total funding package of £36.5m is divided between five Scottish Local Authorities namely, Glasgow (£13.5m) North Lanarkshire (£7.65m), South Lanarkshire (£5.7m), Dundee (£5.25m) and Highland (£4.5m).
28. Early signs in 2008 have indicated a potentially significant downturn in global and national economic activity with major financial institutions at the forefront of this downturn. The full implications of the downturn and its impact on development take up on the overall totals of vacant and derelict land will emerge over the next 12/24 months. In this context the role of short term greening and Scottish Government funding will have an important role to play however the ability of such funding to lever in supporting private sector funding may be severely diminished.

## **Local Authority Update**

### **Glasgow**

The Glasgow Partnership, comprising Glasgow City Council, Scottish Enterprise Glasgow and Communities Scotland, was allocated £10m from the Vacant Land Fund Programme 2006-2008 by the Scottish Government, with a stipulation that the amounts to be drawn down should be £5.2m in Year One of the Programme, and £4.8m in Year Two.

The Partnership's approved delivery plan included 26 projects together totalling over £11.5m to allow for future slippage.

The key highlights of Year Two 2007-08 were:

- taking up the Year Two spend target of £4.8m;
- completion of major landscaping works on site at Speirs Wharf Landscape Link and ground preparation at Camlachie Phase 7; David Street, Gallowgate; Dyke Road, Yoker; and Holmfauld Road;
- collapsed mineshaft made safe at Burntbroom and wildlife habitat study carried out;
- environmental improvement works carried out around Maryhill Locks in response to community engagement;
- maintaining an effective partnership approach to delivering the Programme.

Key achievements in Year Two 2007-08 include:

- vacant and derelict land investigations and preparation of remediation strategies were concluded across the programme;
- a further 2.47 hectares of vacant and derelict land were treated, all of which will be social rented residential use.

The potential development value of the 2007-08 Programme increased to over £158m. The most significant continuing to be at Cambuslang Investment Park Site 1 where development worth £74m is anticipated.

The key outcomes during April 2007 - March 2008 were:

- land brought forward for social rented and special needs housing development at David Street, Camlachie and Dyke Road;
- land prepared for industrial development at Holmfauld Road, Govan;
- land prepared for new Nitshill neighbourhood centre and pedestrian entrance to residential site re-aligned;
- first phase of Landscape Link completed from City Centre to Forth & Clyde Canal at Port Dundas, making a safer and more pedestrian-friendly route;
- collapsed mineshaft made safe at Burntbroom;
- habitat data obtained through wildlife survey work at Burntbroom;
- canal environs and towpath surface improved at Maryhill Locks and new car park and railings erected;
- site data obtained through ground investigations at Ruchill Car Park;
- ground preparation works instigated at the Digital Media Quarter, Pacific Quay;
- culverting of burn instigated at Cambuslang Investment Park Site 1

## North Lanarkshire

North Lanarkshire Council has benefited from significant funding from the Scottish Government's Vacant and Derelict Land Fund. The latest allocation of funds amounts to around £7.65 million, covering the three years from 2008/9 to 2010/11 and the Council is directing these funds to a number of projects identified within its Local Delivery Plan. The projects vary in scale and cover a range of key regeneration themes including Local Regeneration, Economic Development, Town Centres, Environmental Improvement, Community Infrastructure and Strategic Physical Development.

Partnership working with other Registered Social Landlords, Public regeneration bodies and the private sector is central to the successful delivery of many of the projects identified, and the Council proposes to enter into Legal Agreements in the award of VDLF funds for the following key projects:

- a) Coatdyke Regeneration, Coatbridge/Airdrie. Fusion Assets: Grant of £250,000 to fund the Coatdyke Regeneration Masterplan and associated technical studies.
- b) Gowkthrapple Cluster, Wishaw. Garrion Peoples Housing Co-operative: Grant of £120,000 to address abnormal service diversion costs Phase 1 housing development.
- c) Wellwynd Social Enterprise Centre, Airdrie. Clyde Valley Housing Association: Grant of £250,000 to address abnormal ground conditions at site for Business Centre.
- d) Stoneylee Road, Cumbernauld. Cumbernauld Housing Partnership: Grant of £150,000 to address abnormal ground conditions as part of new build social housing.

Full details of the Local Delivery Plan are contained within the following Table. This indicates the proposed spend on the 15 key project areas and 39 related sites.

**Table 1 North Lanarkshire Vacant and Derelict Land Fund Local Delivery Plan (2008-2011)**

Key Project Area	Site Description	Area (ha)	FUNDING (£'000)				Scottish Govt LDP Regeneration Theme	Main Outputs
			Est. VDLF £	2008/09	2009/10	2010/11		
1. Gowkthrapple Cluster, Wishaw	Demolished Council Housing nos 2-128	1.03	<b>£1,785</b>	£500	£1,000	£285	Local Regeneration Area	1,000 sqm Community Infrastructure, Affordable(65)/(85)Private Housing
	Demol. flats 1-95 Linghope + 2-128 Carlaw Place	1.24						
2. Netherton, Wishaw	Netherton Industrial Estate	1.03	<b>£750</b>	£100	£650	£0	Economic Development	2,000 sqm Business Accommodation
	Netherton Industrial Estate	0.68						
	Site north of Netherdale Road (ground 16)	0.16						
3. Shieldmuir Street, Wishaw	Cleared site of the former Shieldmuir Bar	0.14	<b>£70</b>	£70	£0	£0	Economic Development	1 site acquired, 30 affordable housing units
4. Wishaw Town Centre	Stag Hotel Site	N/A	<b>£500</b>	£250	£250	£0	Town Centre	Mixed Use development, site acquisition & environmental improvements
	Land south of Main Street - West Cross	0.14						
	None	0.18						
	Alexander Street/Marshall Street	0.31						

5. Caldercruix Cluster, Airdrie	Land to rear of 102-110	0.16	£85	£0	£85	£0	Environmental Improvement	Mixed Use development, site acquisition & environmental improvements
	Former Club - 112	0.11						
	Former railway embankment	0.85						
	Site of demolished houses (four)	0.11						
	Land east of Bowling Green.	0.41						
	Former Printworks (Glengowan)	7.33						
	Land adjacent to 68 Main Street	0.43						
	121*	0.73						
	Demolished Lock-ups	0.22						
6. Calderbank, Airdrie	Land South of Central Garage	2.04	£50	£0	£50	£0	Environmental Improvement	Environmental improvements
7. Brownburns Park, Ph2, Airdrie	Target Bing	1.38	£150	£0	£150	£0	Community Infrastructure	Environmental improvements to support Community Infrastructure
	Former Landfill Site - Target	17.03						
	Brownburn Industrial Estate	0.91						
	Derelict Industrial Site	0.44						
8. Wellwynd Social Enterprise Centre	Vacant Site & Church	0.16	£250	£100	£150	£0	Economic Development	547 sqm lettable office space, 105.5 sqm conference facilities & 78 sqm meeting rooms
9. Coatdyke Cluster	Former Airdrie Sewage Treatment Works	5.23	£1,000	£200	£250	£550	Strategic Regeneration Project	Strategic Physical Regeneration
	Site of Rochsolloch Iron and Steel Works	1.32						
	Former Grant's Coal Yard	0.8						
	Rochsolloch Road	0.23						
10. Ravenscraig Cluster, Motherwell	Ravenscraig West	70.98	£2,000	£100	£400	£1,500	Strategic Regeneration Project	Strategic Physical Regeneration
	Former Lanarkshire Steelworks Site	45.3						
	Ravenscraig East	199.8						
11. Bothwell Park, Thorniewood	Bothwellpark	49.05	£140	£50	£90	£0	Environmental Improvement	Environmental improvement - potential support Biomass production
12. Community Woodland, Airdrie	Boots Site (REAR)	0.13	£75	£75	£0	£0	Community Infrastructure	Environmental improvements to support Community Infrastructure
13. Stonylee Road, Cumbernauld	Vacant Land At Wardpark South IE (75 Units with Cumb HP)	0.66	£150	£0	£150	£0	Local Regeneration Area	75 Housing Units
14. Gartcosh			£555	£555	£0	£0	Economic Development	Mixed Use Development/Business Park to support creation 3,000 jobs
15. Spruce Way, Holytown	Spruce Way	6.62	£30	£30	£0	£0	Local Regeneration Area	Affordable Housing Units (60) & Private
Total			£7,650	£2,090	£3,225	£2,335		

## **South Lanarkshire**

The 2008-09 allocation of £2.58m, comprising £1.9m from the Scottish Government and £680,000 from South Lanarkshire Council is being used as follows:

- demolition and site clearance of a number of key industrial sites at Bankhead, Rutherglen;
- acquisition of a former petrol station at Carlisle Road, Birkenshaw, Larkhall;
- acquisition of a strategic business / industrial site close to M74, Junction 8, Canderside Toll, Larkhall;
- demolition of a former school near Cambuslang that has been identified as a relocation site for the Clyde Gateway project;
- completion of the remediation of a chromium contaminated site at Seath Road, Rutherglen;
- preparation of a masterplan for the future redevelopment of the former DAKS factory in Larkhall;
- commencement of Phase 2 design and feasibility work associated with a 27 hectare site at Reedlees Quarry, Blantyre;
- demolition and site investigation works at a number of strategic housing investment sites in Cambuslang, Cathkin and Larkhall.

## **East Dunbartonshire**

Development activity within East Dunbartonshire has been for variety of new uses principally;

- (i) Canniesburn Road Bearsden - new housing development by private housebuilder in partnership with EDC
- (ii) White Flats Hillhead Kirkintilloch - housing development as part of the Hillhead Tenants Initiative
- (iii) Southbank Road Kirkintilloch - extension to the canalside Kirkintilloch Learning Centre
- (iv) Former Petrol Filling Station 108 Kirkintilloch Road Bishopbriggs - three retail units.

Two sites have also been partially redeveloped, namely,

- (i) Southbank Road, Kirkintilloch - canalside marina and offices, and
- (ii) St. Andrew's College Bearsden - 'PPP' secondary school to replace Bearsden Academy.

## **West Dunbartonshire**

SED has worked in partnership with British Waterways Scotland and Clydeport in the commissioning of a masterplanning study of the Bowling area to provide recommendations for the regeneration of the area. However, with the reorganisation of SE the Esso Bowling site will be considered a local regeneration project and SE will no longer be directly involved.

In Dumbarton Strathleven Regeneration Company, in conjunction with the Walker Group, continue to progress the redevelopment of the former bonded warehouse site and adjacent ground. Residential development has stalled as a result of the current economic conditions,

however the site infrastructure will be completed during 2008, the business park element continues to attract interest, and preparatory groundworks for development of the roadside services have commenced.

### Clydebank Re-built URC

Clydebank re-built Urban Regeneration Company was set up by West Dunbartonshire Council and Scottish Enterprise to progress the physical, economic and social regeneration of Clydebank. Since the URC was established in 2002, a number of key brownfield sites have been remediated and/or redeveloped as part of the strategic aims of Clydebank re-built to deliver and promote economic development.

The Queens Quay Enterprise and Learning District is a 16 acre site located at the southern end of the East Yard at the former John Brown shipyard. It has been decontaminated and prepared for development and the following developments have taken place at this location to date:

- Clydebank College completed their £34m campus in 2007. The new College opened in August 2007 and attracts around 10,000 students per annum. The former Clydebank College on Kilbowie Road has since been demolished and is to be redeveloped for new housing.
- The 20,000 sq ft Titan Enterprise centre was built by Clydebank re-built and provides managed office accommodation aimed at start-up and small businesses with office suites ranging from 250 sq ft to 950 sq ft.
- Clydebank Re-built is currently on site delivering the second office pavilion at the Queens Quay which is due for completion in April 2009. This will provide flexible office accommodation within the 27,000 sq ft building. It is envisaged that one floor of the 4 storey building will be subdivided to supplement and complement provision at Titan Enterprise. The release of the remaining space will be driven by emerging market requirements.
- Clydebank Re-built is to apply for planning permission to provide new pontoons on the River Clyde for boats to safely berth, adjacent to Clydebank College, at the Queens Quay. It is anticipated that the pontoons will be in place for the summer of 2009 giving direct access from the River Clyde for a variety of boats including tourist, commercial and visitor crafts.

Previously, Clydebank re-built developed the John Knox Street Workshop units which provide 18,000 sq ft of small industrial workshop space. A further phase of 4 workshop units is due for completion in March 2009. The existing accommodation is fully occupied and the new premises are substantially pre-let.

Outline Planning consent has been granted for substantial housing development at the wider Queens Quays site. A Reserved Matters application for Phases 1 and 2 (666 dwellings) has been submitted and progress on the release of land for private and public housing is expected during 2009.

Planning permission was granted for a 40 unit social rented housing scheme at Cart Street, adjacent to the Queens Quay. Clydebank re-built is currently on-site managing the delivery of the housing on behalf of Clydebank Housing Association.

Hospital Gate, now known as Clyde Gate, is a 5 acre site which will provide a new strategic waterfront business park adjacent to the Golden Jubilee Hospital. Clydebank re-built are to complete the site remediation, enabling and servicing works by December 2008. Clyde Gate is

currently being marketed for business use and Clydebank re-built will submit a planning application for the first office pavilion which will comprise an 11,250sq ft, three storey building.

### Contaminated Land

During the year a total of £2.4m was secured by the Council from the Scottish Government to remediate the following two contaminated sites within the area. As a direct result of this investment we were able to oversee the remediation of 13 hectares of land for future development purposes.

#### 1 Dalquhurn Estate, Alexandria.

This site is a former Dye Works located in Renton and the area had been derelict for sometime and had become a magnet for fly tipping. The Scottish Government advised all local authorities in May 2006 that additional grant funding would be made available to clean up contaminated sites. The extra grant funding was distributed by a bidding process. A subsequent award of £2million was granted, to be spent within the 2007/2008 financial year.

The site has been purchased by Cordale Housing Association which is committed to developing the site for a combination of mixed tenure housing in partnership with a private developer however additional funding to clean up the site to make it suitable for use was required. Communities Scotland, as well as the Scottish Government, has supported this project and is an example of partnership working to ensure that a former derelict site is brought back into use and this will contribute to the further regeneration of the Renton area.

#### 2 Kilbowie Road, Clydebank

This site is the former landfill site of the former Singers Sewing Machine Factory. The area was recently scrubland and following the intervention of West Dunbartonshire Council the area of land is being revitalised. The site was identified as contaminated land in 2005 by the Council. The bid for funding was to remediate the North West portion of the site and a grant of £417,000 was made available by the Scottish Government during 2007/2008. The site was successfully remediated in March 2008. West Dunbartonshire Council intend to use the land for the integration of part of the remediated site into a Community School Project; allow parking facilities and access and egress to the school by cars and buses; and allow the remainder of the site to be developed for a park and ride facility

### **Renfrewshire**

Several locations within Renfrewshire saw significant take-up during 2007/08, although no public funding was involved. These included:

#### Kings Inch Road, Renfrew North

several residential sites, totalling approx 5ha.

#### Ferguslie Park East

Development of the new St. Mirren stadium, approx 4ha.

#### Paisley South

Part of the former cattle market, beneath the Gleniffer Braes, developed for residential use, approx 3ha.

#### Hillington South (with Strategic Industrial Business Location)

Industry/business development, approx 2ha.

## East Renfrewshire

The focus for regeneration activity remains Barrhead which as seen a number of sites being development for residential purposes.

## Inverclyde

In contrast to the marked upturn in development activity over the period 2005-07, mainly along the Waterfront/A8 Corridor, the take up in vacant and derelict land has been much lower this year. In fact, the amount of vacant and derelict land recorded in March 2008 has increased but this is due to the inclusion of the Inverkip Power Station site which contributes over 21 hectares to the overall figure for 2008 of 125.8ha. This site is due for demolition and clearance and discussions on a Development Framework and Masterplan for the area is ongoing. Without the inclusion of that large site, less than 2 ha of land would have fallen out of use over the period 2007-08.

The scale of demolition within the now former Council housing estates continues apace with the strategy of house re-provisioning underway by the new RSL, River Clyde Homes (established in December 2007). The focus of this activity and the emergence of new vacant sites is concentrated in south and east central Greenock, south west Greenock and a number of neighbourhoods in Port Glasgow.

### Funding

The majority of the developments and proposals being undertaken within the Riverside Inverclyde URC area along the Waterfront/A8 Corridor are still private sector led. The main public sector led development remains the business development site at Pottery Street/Ladyburn.

On the housing regeneration side and the joint partnership strategy of Area Renewal, the Scottish Government's 'Early Action Fund' under the Community Ownership Programme has been extended for another two years to complete the necessary demolition and clearance of sites (refer to Strategic Policy 6(b)(iv) of the 2006 Joint Structure Plan, Third Alteration). The re-provision of the social rented housing stock and the introduction of low cost home ownership tenures in the designated new neighbourhoods and other priority areas will be funded largely through the Government's Affordable Housing Investment Programme.

### Development Progress

#### **(i) Riverside Inverclyde - Waterfront/A8 Corridor**

- (a) Pottery Street/Ladyburn: Riverside Inverclyde Urban Regeneration Company (Ri URC) has taken over responsibility for this site and is overseeing its development and marketing, including a reassessment of the marketing strategy and phasing for the 3 'platforms' that comprise the site, and the former school building. In the summer of 2008, work started on preparing the site and an application has been submitted for the construction of a 2 storey office building, providing accommodation of 2,400 m<sup>2</sup> for start up businesses, on the platform adjacent to the main A8 trunk road.
- (b) Kingston Basin, Port Glasgow: The southern half of the site (two phases by two developers) is still under construction for residential (233 dwelling units). A planning application for 192 units for the northern third phase has been lodged by a third developer. The final total capacity is in accord with the indicative capacity in the Local Plan - some 400 dwellings. The extensive riverside development includes 5.3 hectares of open space and provision for the strategic Clyde Walkway/ Cycleway.

- (c) James Watt Dock, Greenock: The two phased development of flatted residential units to the west of the Titan Crane (122 units) has been completed. A planning application for a further 72 flats to the east of the Crane has been submitted. The wider development opportunity that is in the James Watt Dock/Garvel Island area is currently the subject of intensive study, including an EA, TiA and Urban Design work, in advance of an outline planning application which is expected by mid 2009. The development would comprise some 1,000 dwelling units (one-third of which is flatted residential), with public open space and extensive dock-side public realm. To the east around Great Harbour, the emphasis is more on 'live-work' apartments, business space and maritime uses such as repair and storage facilities. Work is also underway to render the Grade 'A' listed Sugar Warehouses wind and water tight, following the fire damage in July 2007 to the raised roof structure in the centre of the building.
- (d) Former Kincaid Works, Cartsydyke, Greenock: The residential development of the eastern half of the site is complete and the construction of a nursing home in the centre of the site is well underway. The strategic business site remains to the west. However, due to the so far unsuccessful marketing of this site for business/office use, Ri URC have been in discussions with River Clyde Homes with a view to developing mixed use commercial/office units in the form of platforms behind a façade of mixed use tenure residential flats along the road. This has raised issues in terms of the adopted Local Plan.
- (e) The Harbours, Greenock (Town Centre): There is no change from the position reported last year.
- (f) Pottery Street (north), Greenock [SIBL]: There is no change from the position reported last year.
- (g) Newark (south), Port Glasgow: There is no change from the position reported last year.
- (h) Former Gourock Ropeworks, Newark (north), Port Glasgow: The 'A' Listed Building is almost completely renovated for loft apartment housing use (35 units), with 5 different loft types on 7 levels. The land on either side of the Listed Building has outline planning permission for further flatted housing, 24 units on the east and 58 on the west. A condition of the 2005 planning permission was that the refurbishment and conversion of the 'A' Listed Building was undertaken prior to development of the adjacent land.
- (i) Port Glasgow Waterfront: Phases 1 and 2 of development comprising the Civic Square and adjoining public footways linking the Town Centre, the Waterfront 'riverside corridor', and the Tesco Extra Superstore have been built. Phases 3 and 4, comprising Non Food Retail has reserved matters planning permissions (developer has retail operators in place), and commercial leisure and potentially a hotel. Land is reserved for these uses but no planning applications have been received. There is also land set aside for social rented/low cost affordable housing, adjacent to the former main road.

**(ii) Area Renewal**

The Council, Scottish Government (HID), the local Housing Associations and River Clyde Homes, continue to be active in promoting the restructuring of the social rented sector in Greenock and Port Glasgow. The programme of demolition and new build, primarily by River Clyde Homes, is aiming to re-provide some 850 new social rented houses over the next 10 years, and the other two active RSLs, Cloch and Oaktree Housing Associations providing some 150 units. This Area Renewal Strategy - a joint partnership by the Council, Scottish Government and the RSLs - is also introducing more mixed tenure through Low Cost Home Ownership and potentially middle market homes, amounting to a further 350 to 550 units.

The five 'New Neighbourhoods' designated in the Local Plan for area renewal are spread throughout Greenock South and East, South West and Port Glasgow.

- (a) Gibshill, in east Greenock, is the most advanced 'New Neighbourhood' with both private and Housing Association activity. Many of the sites have been completed and the remaining housing association sites are programmed to be completed in 2009; while the remaining private sector homes are by 2012.
- (b) In Maukinhill, south east Greenock, redevelopment of the area is underway on a £22 million transformation of the estate by Cloch Housing Association, who took over control of 217 former Council stock in December 2007 within the area. A phased programme of demolition is ongoing and the new neighbourhood will comprise of five separate phases. The first phase is programmed to commence in late 2008/early 2009, with 48 new build affordable homes.
- (c) In the 'Flagship Gateway' initiative in Woodhall, tenants and Right-to-Buy owners are still in occupation over a great deal of the estate. The housing is now managed by River Clyde Homes. Consultants are progressing with the development/design brief for the area under the joint partnership arrangements on this redevelopment project to outline planning application stage. Regular meetings of a Steering Group, comprising Council Services and Partners, including Scottish Government, are held to work through the planning and design issues around the making of this new neighbourhood. It is expected to have an outline planning application for the entire site (supported with a Masterplan and phasing report) by the end of 2008. This will be followed soon after with a detailed application for Phase 1, which will be on the cleared ground to the south of the main estate. 100 houses are planned for that Phase.
- (d) Progress is also being made on two smaller schemes at Park Farm/Oronsay and at Moray Road, Whitecroft (Port Glasgow), with detailed planning applications expected in late 2008.
- (e) In the east end of Greenock, another firm of consultants has been commissioned by RCH under the joint Area Renewal – Re-Provisioning Strategy, to progress the development of a number of individual sites through to the detailed planning application stage. This is expected to be submitted in early 2009.
- (f) The demolition of a series of very prominent tower blocks on the edge of Greenock town centre was underway through 2007-08, at Belville Street funded from EAF Grant. These new vacant sites, like the sites in south west Greenock created through continuing demolition and clearance at Peat Road/ Holefarm, will increase the total hectares of land on the Survey for some years, as they are unlikely to form development opportunities in the short-medium term.

# **APPENDIX 1**

## **KEY STATISTICS 2008 VACANT AND DERELICT LAND SURVEY**

**TABLE 1 2008 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	15	19.5	11	36.3	26	55.8	7	20.6	33	76.4
East Renfrewshire	17	17.5	21	36.5	38	54.0	0	0.0	38	54.0
Glasgow	600	606.5	320	719.2	920	1,325.8	0	0.0	920	1,325.8
Inverclyde	94	101.4	27	24.4	121	125.8	0	0.0	121	125.8
North Lanarkshire	185	337.4	172	790.2	357	1,127.6	86	274.1	443	1,401.7
Renfrewshire	105	176.7	37	55.7	142	232.4	1	708.3	143	940.7
South Lanarkshire	111	142.9	70	152.5	181	295.4	38	235.2	219	530.6
West Dunbartonshire	29	30.9	59	167.8	88	198.7	0	0.0	88	198.7
<b>GCV Area</b>	<b>1,156</b>	<b>1,433</b>	<b>717</b>	<b>1,983</b>	<b>1,873</b>	<b>3,415</b>	<b>132</b>	<b>1,238</b>	<b>2,005</b>	<b>4,654</b>

**TABLE 2 Total Urban Vacant and Derelict Land 1996-2008**

	1996		1997		1998		1999		2000		2001		2002		2003		2004		2005		2006		2007		2008	
	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)	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	30	64	26	56
East Renfrewshire	39	50	40	48	39	42	31	37	26	33	26	32	31	40	37	46	42	56	43	61	41	57	40	56	38	54
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	1,313	851	1,286	839	1,268	920	1,326
Inverclyde	109	133	103	122	120	122	122	122	130	125	136	131	127	127	134	142	133	142	147	153	130	125	126	106	121	126
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	323	1,122	357	1,128
Renfrewshire***	149	293	133	245	144	237	156	233	156	220	172	248	176	243	177	269	185	287	168	269	148	252	145	244	142	232
South Lanarkshire*	321	621	294	549	255	489	259	498	255	483	241	453	230	418	228	406	212	375	203	340	181	307	171	290	181	295
West Dunbartonshire	128	214	140	230	142	243	133	232	144	226	141	216	140	223	126	222	121	220	113	210	94	218	86	202	88	199
<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>2,099</b>	<b>4,384</b>	<b>2,125</b>	<b>4,250</b>	<b>2,084</b>	<b>4,078</b>	<b>2,029</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>	<b>1,760</b>	<b>3,352</b>	<b>1,873</b>	<b>3,415</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 2008 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	76	17,500	0.4	56	3,400	1.6
East Renfrewshire	54	17,269	0.3	54	2,801	1.9
Glasgow	1,326	17,550	7.6	1,326	17,504	7.6
Inverclyde	126	16,450	0.8	126	2,420	5.2
North Lanarkshire	1,402	47,358	3.0	1,128	10,928	10.3
Renfrewshire	941	26,320	3.6	232	4,880	4.8
South Lanarkshire	531	177,860	0.3	295	8,230	3.6
West Dunbartonshire	199	17,630	1.1	199	2,920	6.8
<b>GCV Area</b>	<b>4,653.7</b>	<b>337,937</b>	<b>1.4</b>	<b>3,415</b>	<b>53,083</b>	<b>6.4</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 2007 - 2008**

	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	6	8.2	0	0.0	0.0	-8.2
East Renfrewshire	3	2.1	1	0.8	-0.5	-1.9
Glasgow	100	76.7	164	136.2	-1.5	58.0
Inverclyde	12	5.3	4	23.2	2.9	20.8
North Lanarkshire	45	67.5	56	39.2	33.6	5.3
Renfrewshire	24	27.8	9	15.0	1.0	-11.8
South Lanarkshire	15	31.6	26	39.6	-2.9	5.1
West Dunbartonshire	7	17.3	7	13.9	0.0	-3.4
<b>GCV Area</b>	<b>212</b>	<b>236</b>	<b>267</b>	<b>268</b>	<b>32.6</b>	<b>63.9</b>

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

\*\* additions to vacant and derelict land survey (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

TABLE 5 2008 Urban Vacant and Derelict Land by Date of Entry to Survey

	No. Sites		Area (ha)	
		%		%
<b>East Dunbartonshire</b>	1980 or earlier	0	0.0	0.0
	1981-85	8	30.8	27.5
	1986-90	4	15.4	15.3
	1991-95	5	19.2	17.7
	1996-2000	1	3.8	1.5
	2001-2004	8	30.8	7.7
	2005	0	0.0	0.0
	2006	0	0.0	0.0
	2007	0	0.0	0.0
	2008	0	0.0	0.0
	Unknown	0	0.0	0.0
	<b>Totals</b>	<b>26</b>	<b>100.0</b>	<b>55.9</b>
<b>East Renfrewshire</b>	1980 or earlier	2	5.3	1.8
	1981-85	5	13.2	5.8
	1986-90	2	5.3	3.5
	1991-95	5	13.2	17.9
	1996-2000	2	5.3	1.3
	2001-2004	14	36.8	14.5
	2005	4	10.5	6.9
	2006	1	2.6	0.5
	2007	2	5.3	1.0
	2008	1	2.6	0.8
	Unknown	0	0.0	0.0
	<b>Totals</b>	<b>38</b>	<b>100.0</b>	<b>54.0</b>
<b>Glasgow</b>	1980 or earlier	95	10.3	245.7
	1981-85	177	19.2	305.1
	1986-90	61	6.6	77.0
	1991-95	92	10.0	162.0
	1996-2000	121	13.2	179.0
	2001-2004	109	11.8	120.8
	2005	34	3.7	36.6
	2006	49	5.3	48.1
	2007	54	5.9	40.5
	2008	128	13.9	114.0
	Unknown	0	0.0	0.0
	<b>Totals</b>	<b>920</b>	<b>100.0</b>	<b>1,325.8</b>
<b>Inverclyde</b>	1980 or earlier	10	8.3	10.1
	1981-85	3	2.5	7.5
	1986-90	12	9.9	7.8
	1991-95	14	11.6	15.9
	1996-2000	48	39.7	42.7
	2001-2004	10	8.3	4.9
	2005	11	9.1	11.6
	2006	4	3.3	0.7
	2007	3	2.5	0.9
	2008	3	2.5	23.0
	Unknown	3	2.5	0.7
	<b>Totals</b>	<b>121</b>	<b>100.0</b>	<b>125.8</b>
<b>North Lanarkshire</b>	1980 or earlier	36	10.1	127.8
	1981-85	34	9.5	148.0
	1986-90	25	7.0	79.0
	1991-95	36	10.1	443.2
	1996-2000	54	15.1	87.3
	2001-2004	32	9.0	31.8
	2005	25	7.0	68.6
	2006	19	5.3	41.9
	2007	35	9.8	52.1
	2008	46	12.9	34.6
	Unknown	15	4.2	13.5
	<b>Totals</b>	<b>357</b>	<b>100.0</b>	<b>1,127.6</b>
<b>Renfrewshire</b>	1980 or earlier	0	0.0	0.0
	1981-85	14	9.9	29.4
	1986-90	16	11.3	47.8
	1991-95	11	7.7	13.6
	1996-2000	31	21.8	51.4
	2001-2004	34	23.9	36.3
	2005	6	4.2	6.0
	2006	7	4.9	17.8
	2007	14	9.9	15.1
	2008	9	6.3	15.0
	Unknown	0	0.0	0.0
	<b>Totals</b>	<b>142</b>	<b>100.0</b>	<b>232.4</b>
<b>South Lanarkshire</b>	1980 or earlier	4	2.2	3.9
	1981-85	62	34.3	129.8
	1986-90	20	11.0	23.0
	1991-95	10	5.5	9.9
	1996-2000	10	5.5	6.3
	2001-2004	11	6.1	19.5
	2005	5	2.8	2.4
	2006	5	2.8	3.3
	2007	6	3.3	3.7
	2008	23	12.7	38.0
	Unknown	25	13.8	55.7
	<b>Totals</b>	<b>181</b>	<b>100.0</b>	<b>295.4</b>
<b>West Dunbartonshire</b>	1980 or earlier	19	21.6	32.7
	1981-85	9	10.2	22.6
	1986-90	13	14.8	54.4
	1991-95	11	12.5	29.8
	1996-2000	15	17.0	13.6
	2001-2004	7	8.0	26.6
	2005	2	2.3	0.4
	2006	1	1.1	1.1
	2007	2	2.3	0.4
	2008	7	8.0	13.9
	Unknown	2	2.3	1.2
	<b>Totals</b>	<b>88</b>	<b>100.0</b>	<b>199</b>
<b>GCV Area</b>	1980 or earlier	166	8.8	422
	1981-85	312	16.6	674
	1986-90	153	8.2	294
	1991-95	184	9.8	710
	1996-2000	282	15.0	393
	2001-2004	225	12.0	264
	2005	88	4.7	131
	2006	93	5.0	113
	2007	111	5.9	114
	2008	217	11.6	239
	Unknown	45	2.4	71
	<b>Totals</b>	<b>1,876</b>	<b>100.0</b>	<b>3,416</b>

**TABLE 6 2008 Urban Vacant and Derelict Land by Ownership**

	Public		Private		Multiple		Unknown		Total	
	No. Sites	(ha)	No. Sites	(ha)	No. Sites	(ha)	No. Sites	(ha)	No. Sites	Total Area (ha)
East Dunbartonshire	4	6.5	19	48.0	0	0.0	3	1.3	26	55.8
East Renfrewshire	10	9.0	28	45.0	0	0.0	0	0.0	38	54.0
Glasgow	498	608.6	321	516.2	85	195.8	16	5.2	920	1,325.8
Inverclyde	66	46.5	33	57.9	22	21.4	0	0.0	121	125.8
North Lanarkshire	98	230.1	228	779.9	29	116.8	2	0.9	357	1,127.6
Renfrewshire	52	70.1	90	162.3	0	0.0	0	0.0	142	232.4
South Lanarkshire	2	5.4	85	170.0	44	79.4	50	40.7	181	295.4
West Dunbartonshire	27	40.4	54	150.1	5	7.6	2	0.5	88	198.6
<b>GCV Area</b>	<b>757</b>	<b>1,017</b>	<b>858</b>	<b>1,929</b>	<b>185</b>	<b>421</b>	<b>73</b>	<b>49</b>	<b>1,873</b>	<b>3,415</b>

\* 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 2008 Urban Vacant and Derelict Land by Size Bands**

	No. of Sites	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	13	5.4	8	18.3	4	20.2	1	11.9	0	0.0
East Renfrewshire	25	13.1	11	20.9	1	5.4	1	14.6	0	0.0
Glasgow	586	250.7	284	576.2	35	240.7	11	158.8	4	99.5
Inverclyde	90	41.9	29	57.4	1	5.0	1	21.4	0	0.0
North Lanarkshire	207	78.3	112	248.9	19	124.7	9	115.9	10	559.8
Renfrewshire	86	40.9	44	107.1	12	84.4	0	0.0	0	0.0
South Lanarkshire	116	47.7	51	112.4	8	50.0	6	85.3	0	0.0
West Dunbartonshire	53	18.8	25	63.2	6	35.8	2	24.3	2	56.5
<b>GCV Area</b>	<b>1,176</b>	<b>497</b>	<b>564</b>	<b>1,204</b>	<b>86</b>	<b>566</b>	<b>31</b>	<b>432</b>	<b>16</b>	<b>716</b>

Total Sites	Total Area
26	55.8
38	54.0
920	1,325.8
121	125.8
357	1,127.6
142	232.4
181	295.4
88	198.6
<b>1,873</b>	<b>3,415</b>

TABLE 8 2008 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	Other	Unknown	Total
East Dunbartonshire	0	0	3	2	0	0	1	2	0	2	1	0	1	3	4	0	0	0	1	6	26
Area (ha)	0.0	0.0	4.9	6.4	0.0	0.0	0.5	9.4	0.0	11.9	0.5	0.0	0.3	9.0	9.4	0.0	0.0	0.0	1.2	2.3	55.8
East Renfrewshire	0	0	1	1	0	4	2	4	13	0	1	2	0	3	6	1	0	0	0	0	38
Area (ha)	0.0	0.0	2.0	0.9	0.0	4.1	1.5	17.1	15.7	0.0	0.5	0.7	0.0	2.4	7.7	1.5	0.0	0.0	0.0	0.0	54.0
Glasgow	21	1	45	68	0	23	44	70	63	3	9	265	28	16	66	10	3	0	6	179	920
Area (ha)	128.9	3.9	67.5	100.7	0.0	17.8	112.8	166.5	52.3	36.5	2.1	242.0	10.7	20.5	114.1	4.2	16.4	0.0	40.7	188.3	1,325.8
Inverclyde	2	0	2	4	2	2	5	22	3	0	1	47	0	5	8	7	0	0	3	8	121
Area (ha)	7.4	0.0	0.9	3.7	2.1	1.9	2.5	26.5	4.7	0.0	0.7	32.8	0.0	5.1	8.7	25.2	0.0	0.0	1.1	2.3	125.7
North Lanarkshire	73	2	16	18	0	2	18	60	26	20	5	46	2	6	20	0	5	2	11	25	357
Area (ha)	248.4	5.4	99.9	15.0	0.0	0.5	20.9	563.7	23.5	79.9	1.3	19.7	0.4	6.0	20.4	0.0	4.3	0.3	5.0	13.2	1,127.6
Renfrewshire	4	2	4	5	0	5	4	18	13	0	1	38	1	16	6	2	1	1	3	18	142
Area (ha)	9.1	0.4	15.1	5.3	0.0	9.2	1.6	39.9	21.7	0.0	0.6	45.4	1.6	26.6	5.5	2.8	0.7	0.9	0.6	45.4	232.5
South Lanarkshire	8	1	4	0	0	6	4	7	27	7	0	6	3	5	7	0	0	0	10	86	181
Area (ha)	4.0	2.1	18.7	0.0	0.0	19.7	5.0	16.6	37.0	14.5	0.0	3.1	1.2	15.7	5.6	0.0	0.0	0.0	3.2	149.1	295.4
West Dunbartonshire	3	1	7	2	0	6	4	17	2	2	1	21	2	5	8	2	0	0	1	4	88
Area (ha)	8.9	0.3	7.4	7.8	0.0	13.7	5.7	69.1	3.3	2.5	0.4	8.8	0.3	56.8	10.0	2.1	0.0	0.0	0.4	1.1	198.6
GCV Area	111	7	82	100	2	48	82	200	147	34	19	425	37	59	125	22	9	3	35	326	1,873
Area (ha)	407	12	216	140	2	67	150	909	158	145	6	353	15	142	181	36	21	1	52	402	3,415

**TABLE 9 2008 Urban Vacant and Derelict Land by Preferred Use**

	Residential	Industry/ Business	Others	Env. Imp.	Agriculture	Forestry/ Woodland	Unknown	Mixed Use	TOTAL
<b>East Dunbartonshire</b>									
No. Sites	<b>10</b>	<b>12</b>	<b>3</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>26</b>
Area (ha)	13.7	15.6	17.1	9.4	0.0	0.0	0.0	0.0	<b>56</b>
<b>East Renfrewshire</b>									
No. Sites	<b>11</b>	<b>19</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>3</b>	<b>2</b>	<b>0</b>	<b>38</b>
Area (ha)	8.6	40.0	1.1	0.1	0.0	2.9	1.3	0.0	<b>54</b>
<b>Glasgow</b>									
No. Sites	<b>572</b>	<b>166</b>	<b>75</b>	<b>75</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>25</b>	<b>920</b>
Area (ha)	612.9	341.3	132.1	182.2	15.0	0.0	0.0	42.2	<b>1,326</b>
<b>Inverclyde</b>									
No. Sites	<b>49</b>	<b>23</b>	<b>9</b>	<b>30</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>121</b>
Area (ha)	32.9	31.4	8.8	18.6	0.0	0.0	0.0	34.8	<b>126</b>
<b>North Lanarkshire*</b>									
No. Sites	<b>129</b>	<b>147</b>	<b>49</b>	<b>13</b>	<b>0</b>	<b>2</b>	<b>17</b>	<b>0</b>	<b>357</b>
Area (ha)	229.9	539.8	289.0	10.1	0.0	51.7	7.1	0.0	<b>1,128</b>
<b>Renfrewshire</b>									
No. Sites	<b>62</b>	<b>61</b>	<b>12</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>137</b>
Area (ha)	90.5	103.9	12.4	4.4	0.0	0.0	0.0	21.2	<b>232</b>
<b>South Lanarkshire</b>									
No. Sites	<b>51</b>	<b>74</b>	<b>34</b>	<b>18</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>181</b>
Area (ha)	56.2	108.7	76.4	46.8	0.0	0.0	0.0	7.4	<b>295</b>
<b>West Dunbartonshire</b>									
No. Sites	<b>43</b>	<b>22</b>	<b>8</b>	<b>3</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>11</b>	<b>88</b>
Area (ha)	56.4	33.7	12.3	3.4	0.0	3.1	0.0	90	<b>199</b>
<b>GCV Area</b>									
No. Sites	<b>927</b>	<b>524</b>	<b>192</b>	<b>143</b>	<b>7</b>	<b>6</b>	<b>19</b>	<b>55</b>	<b>1,873</b>
Area (ha)	<b>1,101</b>	<b>1,214</b>	<b>549</b>	<b>275</b>	<b>15</b>	<b>58</b>	<b>8</b>	<b>196</b>	<b>3,416</b>

Note: Retail \* Includes Ravenscraig East. While the primary use of this site is retail, the town centre is not the only proposed use for the site. The retail component is therefore likely to be considerably less than the area stated.

Table 9a 2008 Urban Vacant and Derelict Land by Preferred Use	Residential						Industry & Business											Others						Env. Imp.				
	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	Unknown	Mixed Use	Totals					
East Dunbartonshire	No. Sites	10	0	5	0	7	1	1	0	0	0	1	0	0	0	0	0	1	0	0	0	0	26					
	Area (ha)	13.7	0.0	13.2	0.0	0.0	2.4	11.9	0.5	0.0	0.0	4.7	0.0	0.0	0.0	0.0	0.0	9.4	0.0	0.0	0.0	55.8						
East Renfrewshire	No. Sites	11	0	19	0	0	0	0	0	0	0	2	0	0	0	0	1	0	0	3	2	0	38					
	Area (ha)	8.6	0.0	40.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.1	0.0	0.0	0.0	0.0	0.1	0.0	0.0	2.9	1.3	0.0	54.0					
Glasgow	No. Sites	572	165	1	0	0	0	3	13	4	0	12	21	11	0	11	75	0	7	0	0	25	920					
	Area (ha)	612.9	340.4	0.9	0.0	0.0	0.0	1.1	41.4	8.9	0.0	4.6	37.8	27.0	0.0	11.4	182.2	0.0	15.0	0.0	0.0	42.2	1,325.8					
Inverclyde	No. Sites	49	2	7	0	0	14	1	1	1	0	1	1	2	0	2	30	0	0	0	0	10	121					
	Area (ha)	32.9	3.8	5.3	0.0	0.0	22.3	1.0	0.4	0.3	0.0	0.7	5.0	0.7	0.0	0.7	18.6	0.0	0.0	0.0	0.0	34.8	126.4					
North Lanarkshire*	No. Sites	129	59	74	2	2	10	3	16	7	0	4	9	9	0	1	12	1	0	2	17	0	357					
	Area (ha)	229.9	229.6	212.8	3.4	5.7	88.4	1.9	56.7	3.1	0.0	4.0	220.9	2.4	0.0	0.1	10	0.3	0.0	51.7	7.1	0.0	1,127.6					
Renfrewshire	No. Sites	62	1	44	2	0	14	0	1	0	0	1	7	1	0	2	2	0	0	0	0	5	142					
	Area (ha)	90.5	0.8	69.1	0.6	0.0	33.4	0.0	0.6	0.0	0.0	0.6	5.5	2.9	0.0	0.0	2.8	4.4	0.0	0.0	0.0	21.2	232.4					
South Lanarkshire	No. Sites	51	18	50	1	0	5	0	6	1	0	2	2	19	0	1	3	17	1	0	0	4	181					
	Area (ha)	56.2	15.4	89.1	0.3	0.0	3.9	0.0	14.3	0.4	0.0	1.2	0.8	55.8	0.0	3.4	0.5	32.6	14.2	0.0	0.0	7.4	295.4					
West Dunbartonshire	No. Sites	43	1	17	0	0	4	1	2	0	0	1	2	0	0	2	3	0	0	1	0	11	88					
	Area (ha)	56.4	0.5	27.5	0.0	0.0	5.7	5.8	2.0	0.0	0.0	0.2	2.1	0.0	0.0	2.2	3.4	0.0	0.0	3.1	0.0	89.9	198.8					
GCV Area	No. Sites	927	246	217	5	2	54	9	40	13	0	21	44	43	0	1	21	140	3	7	6	19	55	1,873				
	Area (ha)	1,101	591	458	4	6	156	22	116	13	0	11	273	93	0	3	18	251	24	15	58	8	196	3,416				

Note: Retail \* Includes Ravenscraig East. While the primary use of this site is retail, the town centre is not the only proposed use for the site. The retail component is therefore likely to be considerably less than the area stated.

**TABLE 10 2008 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)
East Dunbartonshire	1	0	21	43	2	3	1	9	1	1	26	55
East Renfrewshire	11	29	16	15	6	6	5	4	0	0	38	54
Glasgow	444	634	259	368	130	166	70	146	17	12	920	1326
Inverclyde	40	40	43	65	8	3	30	19	0	0	121	126
North Lanarkshire	115	355	76	465	157	249	9	58	0	0	357	1128
Renfrewshire	64	118	51	84	23	25	4	5	0	0	142	232
South Lanarkshire	60	68	67	142	35	40	19	46	0	0	181	295
West Dunbartonshire	48	98	18	75	16	20	3	4	3	1	88	198
<b>GCV Area</b>	<b>783</b>	<b>1342</b>	<b>551</b>	<b>1257</b>	<b>377</b>	<b>511</b>	<b>141</b>	<b>291</b>	<b>21</b>	<b>13</b>	<b>1,873</b>	<b>3414</b>

**TABLE 10a 2008 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>	0	77	5	17	1	100
<b>East Renfrewshire</b>	53	29	11	7	0	100
<b>Glasgow</b>	48	28	12	11	1	100
<b>Inverclyde</b>	31	51	2	15	0	100
<b>North Lanarkshire</b>	32	41	22	5	0	100
<b>Renfrewshire</b>	51	36	11	2	0	100
<b>South Lanarkshire</b>	23	48	13	16	0	100
<b>West Dunbartonshire</b>	49	38	10	2	1	100
<b>GCV Area</b>	<b>36</b>	<b>43</b>	<b>11</b>	<b>9</b>	<b>0</b>	<b>100</b>

**TABLE 11 2008 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	3	3	1	0	0
Scottish Enterprise Glasgow	19	11	5	4	0
Scottish Enterprise Lanarkshire	12	18	8	3	0
Scottish Enterprise Renfrewshire	5	5	1	1	0

Totals
% of Total GCV Urban Vacant and Derelict Land in LEC Area
7
39
42
12
100

TABLE 12 2007-08 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	1.8	6.4	0.1	0.0	0.0	0.0	8
East Renfrewshire	3.8	0.0	0.0	0.2	0.0	0.0	4
Glasgow	45.8	12.0	14.2	4.7	0.0	0.0	77
Inverclyde	2.4	1.9	1.0	0.0	0.0	0.0	5
North Lanarkshire	42.2	7.8	16.8	0.8	0.0	0.0	67
Renfrewshire	17.5	2.7	7.7	0.0	0.0	0.0	28
South Lanarkshire	11.4	3.7	8.5	8.0	0.0	0.0	32
West Dunbartonshire	15.8	1.3	0.1	0.0	0.0	0.0	17
GCV Area	141	36	48	14	0	0	238

removed from Survey**
0.0
0.5
-1.5
2.9
33.6
1.0
-2.9
0.0
34

Table 12a 2007-08 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	1.8	0.0	0.3	0.0	0.0	6.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	8.3
East Renfrewshire	3.8	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	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	3.9
Glasgow	45.8	7.2	1.8	0.0	2.7	0.3	2.3	0.9	1.8	3.0	0.0	6.1	0.0	0.0	0.2	4.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	76.6
Inverclyde	2.4	0.0	0.0	1.9	0.0	0.0	0.0	0.0	0.6	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	5.3
North Lanarkshire	42.2	0.0	2.5	2.5	1.2	1.6	8.7	1.4	0.2	0.0	5.1	0.5	0.0	0.0	0.9	0.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	67.5
Renfrewshire	17.5	0.0	0.0	0.0	0.0	2.7	0.0	4.2	0.0	0.7	0.6	0.0	0.0	0.0	2.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	27.9
South Lanarkshire	11.4	0.0	2.1	1.6	0.0	0.0	2.0	0.0	0.0	6.0	0.0	0.0	0.0	0.0	0.5	8.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	31.6
West Dunbartonshire	15.8	0.0	1.3	0.0	0.0	0.0	0.0	0.1	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	17.2
GCV Area	141	7	8	6	4	11	13	6	3	3	12	8	0	0	4	14	0	0	0	0	0	0	0	238

\* 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