



SCOTTISH LAND COMMISSION  
COIMISEAN FEARAINN NA H-ALBA

# **Scottish Vacant and Derelict Land Task Force**

1<sup>st</sup> October 2020



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# Format

- The Scottish Land Commission
- Why vacant and derelict land?
- The Task Force
- The Recommendations
- What can you do?





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# Who We Are

- NDPB established in 2017
- 6 commissioners
- 16 staff
- Based in Inverness

***"Scotland's land must be an asset that benefits the many, not the few,"***

First Minister, Nicola Sturgeon



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# What We Do

- Undertake research
- Advise on policy and legislative reform
- Support implementation of Land Rights and Responsibilities Statement
- Support the Tenant Farming Commissioner



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# What We Are Trying to Achieve

## Our vision

'A fair, inclusive and productive system of ownership, management and use of land that delivers greater benefit for all the people of Scotland.'

## Our outcomes

We work to achieve the following outcomes:

1

Scotland's land is owned and used in ways that are fair, responsible and productive

2

More of Scotland's people are able to influence and benefit from decisions about land

3

The way we own and use Scotland's land creates public value and economic wellbeing

We achieve these outcomes by focusing on change in three ways:

Reforming land rights

Embedding responsible land ownership and use

Reforming land markets

## We contribute to

The outcomes set out opposite contribute to the following Scottish Government national performance framework outcomes and United Nations sustainable development goals

Scottish Government national performance framework outcomes:



Economy



Environment



Communities



Human rights

United Nations sustainable development goals:



Sustainable Cities & Communities



Reduced Inequalities



Climate Action



Life on Land



Decent Work & Economic Growth



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# Why vacant and derelict land?





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# Why Vacant & Derelict Land?

**Harm** – V&D sites blight communities and damage well being

**Missed opportunity** – tackling land dereliction can help address some of society's biggest challenges



Scottish National Performance Framework



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# The Opportunity



Build new homes



Provide new allotments and city farms



Create new parks and greenspace



Attract new investment



Generate renewable energy







# Shettleston Growing Project



# Wishawhill Wood Pump Track



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# The Task Force





***Transform Scotland's approach to tackling vacant and derelict land, create the conditions necessary for eradicating persistent dereliction in urban communities and realise the social, economic and environmental benefits of returning unloved derelict urban land back to productive use.***



### Three phase approach

- phase 1 - understanding the problem
- phase 2 - demonstrating solutions
- phase 3 - roll out and delivery



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# Evidence Base

Ryden (June 2019), Vacant and Derelict Land Task Force: phase one report

[https://landcommission.gov.scot/downloads/5dd676ab97618\\_Phase-One-Report-Ryden-June-2019-Final.pdf](https://landcommission.gov.scot/downloads/5dd676ab97618_Phase-One-Report-Ryden-June-2019-Final.pdf)

- This can be fixed!
- Focus on **persistently problematic** sites
- Thematic approach required
- Lack of market demand = difficult choices



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## Evidence Base Cont...

Scottish Land Commission (September 2019), Funding Sources for Bringing Vacant and Derelict Land Back into Use

[https://landcommission.gov.scot/downloads/5dd7d40674102\\_VDL-Funding-Source\\_20191008-FINAL-2.pdf](https://landcommission.gov.scot/downloads/5dd7d40674102_VDL-Funding-Source_20191008-FINAL-2.pdf)

- There's never enough funding
  - but there might be more than you think!
- Need to leverage other funding sources
- Links to wider policy agendas
- Place Principle



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## Evidence Base Cont...

Peter Brett Associates LLP (September 2019), Assessing the Impact of Vacant and Derelict Land on Communities.

[https://landcommission.gov.scot/downloads/5dd7d4dfa39b6\\_VDL%20in%20Scotland%20Final%20Report%2020191008.pdf](https://landcommission.gov.scot/downloads/5dd7d4dfa39b6_VDL%20in%20Scotland%20Final%20Report%2020191008.pdf)

- Impact disproportionate to size of site
- Proximity
- Clustering
- Local perceptions Vs official designations
- Community impact assessment tool





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## Evidence Base Cont...

Ryden (February 2020), Understanding Scotland's Stuck Sites

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

- 589 DUSTEs - **Derelict Urban Sites** unused since **2000** or **Earlier**
  - Most challenging
  - Most harmful
  - Most stuck
- comprehensive list of national priorities



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# Introducing the DUSTEs

Scottish Land Commission (October 2020), map of Scotland's stuck sites

<https://landcommission.gov.scot/duste-map>

- Heavily concentrated in Glasgow & the west
- Prevalence in deprived communities
- Private and complex ownership





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# Evidence Base

BiGGAR Economics (April 2020), The Case for Change: A New Approach to Assessing the Benefits of the Productive Reuse of Land

[https://landcommission.gov.scot/downloads/5f04dd06e4a5c\\_SLC%20Reuse%20of%20Land%20Final%20Case%20for%20Change%20Report%2017Apr20.pdf](https://landcommission.gov.scot/downloads/5f04dd06e4a5c_SLC%20Reuse%20of%20Land%20Final%20Case%20for%20Change%20Report%2017Apr20.pdf)

- Public sector investment decisions
- The profit motive Vs public interest
- Need for new approach to appraisal
- The case for change
- Practical guidance



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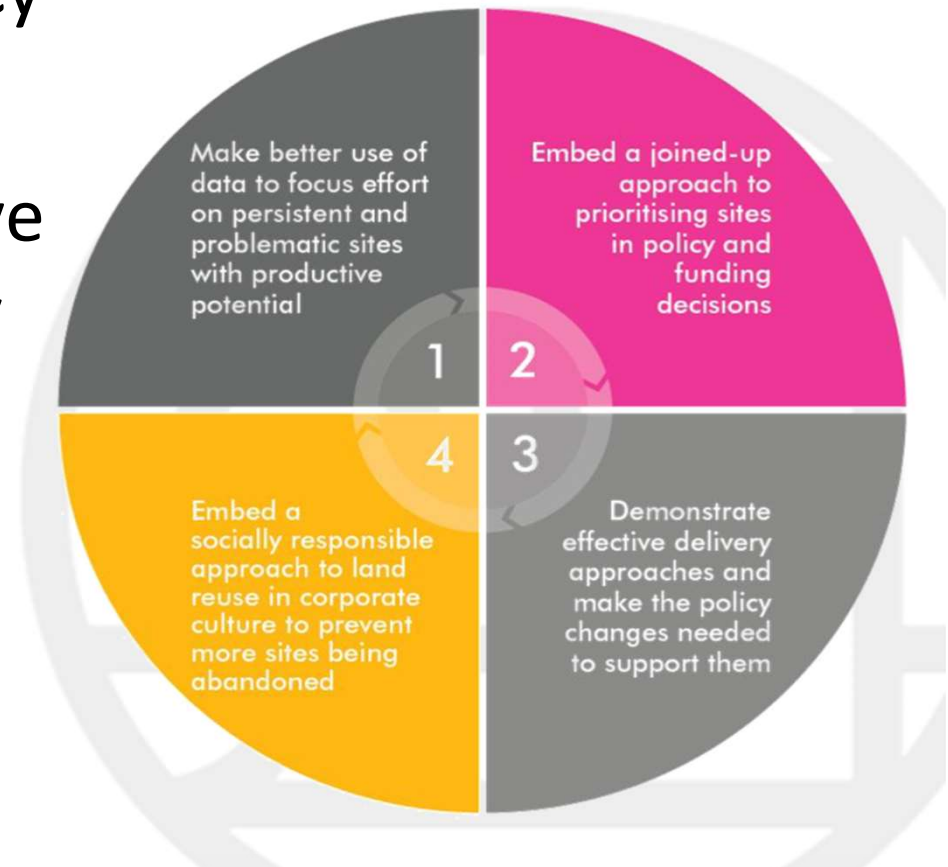
# The Recommendations





# Statement of Intent

- Align funding and policy to support delivery
- Demonstrating effective approaches to delivery
- Embed socially responsible culture to land reuse





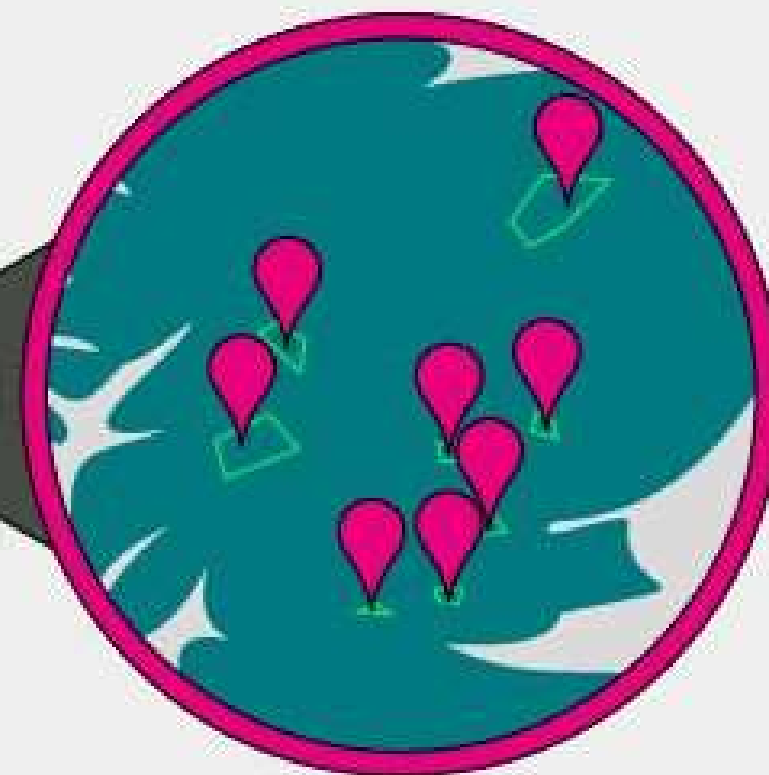
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# Developing the Recommendations

- 3 month consultation programme
  - 40 stakeholders (including 20 local authorities)
- Workshops with
  - Vacant and derelict land officers
  - Heads of Planning Scotland

# MAKING BETTER USE OF DATA

#notsoprettyvacant



**1.** Scotland's register of vacant and derelict land to be reformed to include a wider range of information to bring sites back into use.

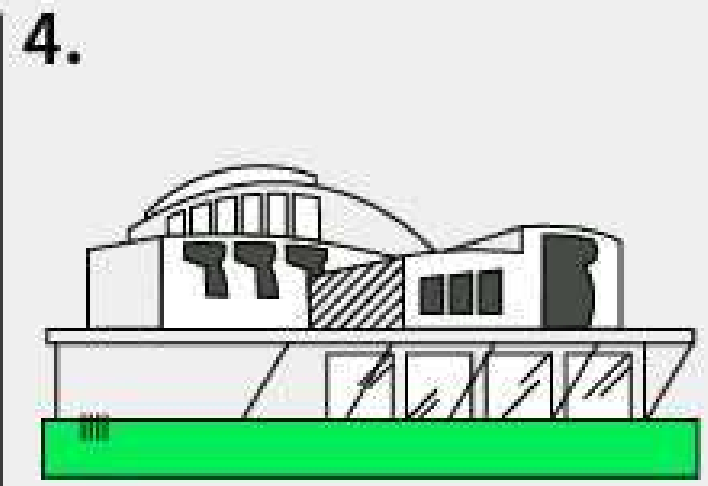
**2.** The information on the register to be presented on a map that is easy to understand and that everyone can access.

# LAND AS PART OF THE CIRCULAR ECONOMY

#notsoprettyvacant



Reform Scotland's regeneration strategy to focus on place-based regeneration and land reuse to empower communities.



The public sector to take an active role in development. Fixing up 'brownfield' sites should be a priority in the next national Infrastructure Investment Plan.



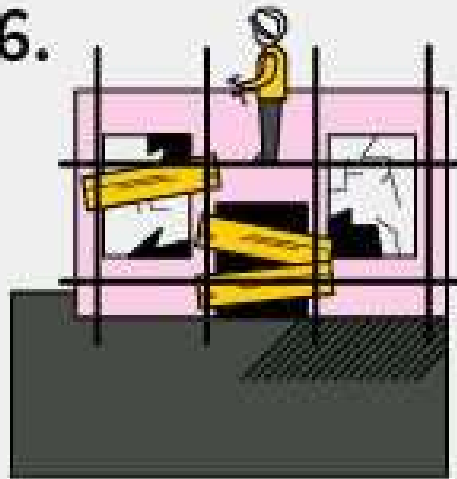
Easier to buy land for reuse. New laws for compulsory sales orders – making people sell land if unused, and a review of the current ways land is bought and sold by the public sector.



# SUPPORTING DELIVERY THROUGH FUNDING

#notsoprettyvacant

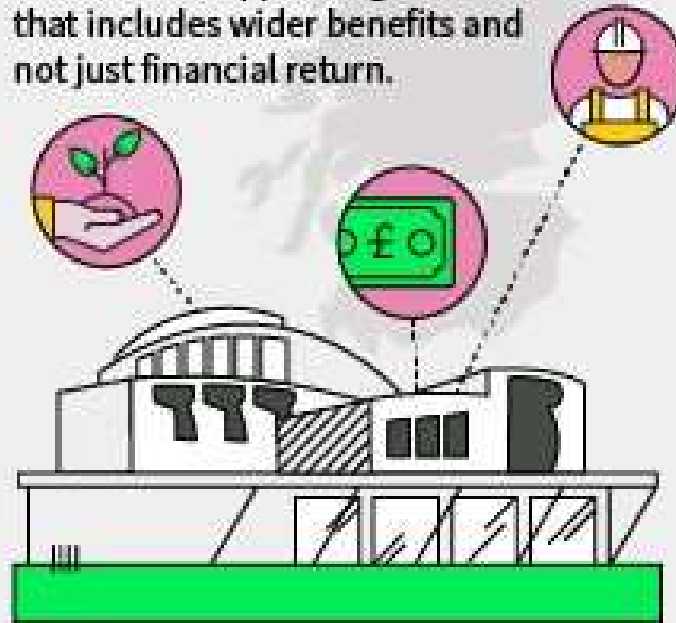
6.



Increase funding to local authorities to bring vacant and derelict land back into use and review the allocation of the Vacant and Derelict Land Fund.

7.

The Scottish Government to review how funding is allocated to ensure that money goes to areas most in need. New ways of appraising investment that includes wider benefits and not just financial return.



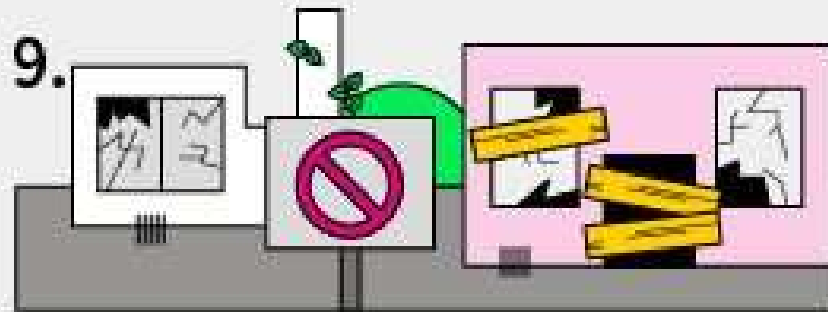
8.



Develop new ways of funding improvements to vacant and derelict land, including: compensate loss of biodiversity by balancing it with improving derelict sites; a publicly-owned development bank of land; and communities developing local derelict sites.

# STOPPING THE FLOW OF NEW VACANT AND DERELICT SITES

#notsoprettyvacant



9. It must be unacceptable for land to be derelict or left vacant indefinitely. Organisations should embed this into corporate social responsibility objectives.



10. Public funding only given to responsible landowners. Public land and property that is lying empty to be brought back into use.



11. Landowners to review their land and buildings frequently, to identify and avoid sites falling into disuse. Support for public sector asset disposal expanded to help with this.



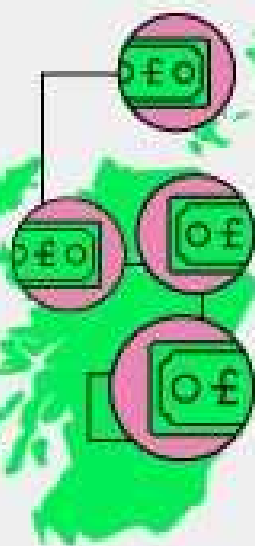
12. Government should use the tax system to encourage landowners to repurpose empty commercial property. This could help prevent a new legacy vacant and derelict land resulting from the Covid-19 pandemic.

# TACKLING THE LEGACY

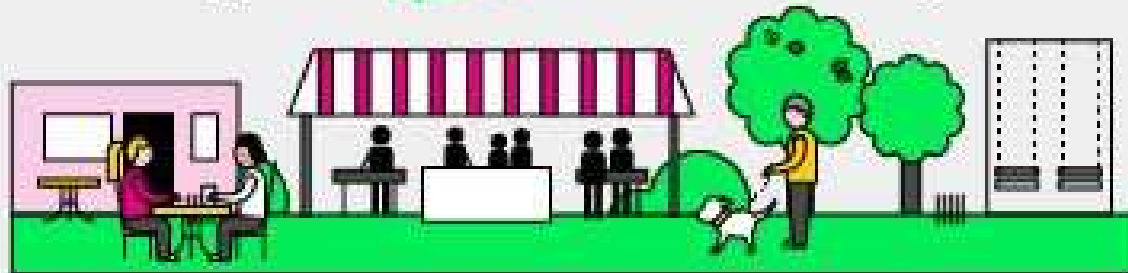
#notsoprettyvacant

12.

A national programme investing in green infrastructure, to bring derelict land and buildings back into use in ways that will help tackle climate change.

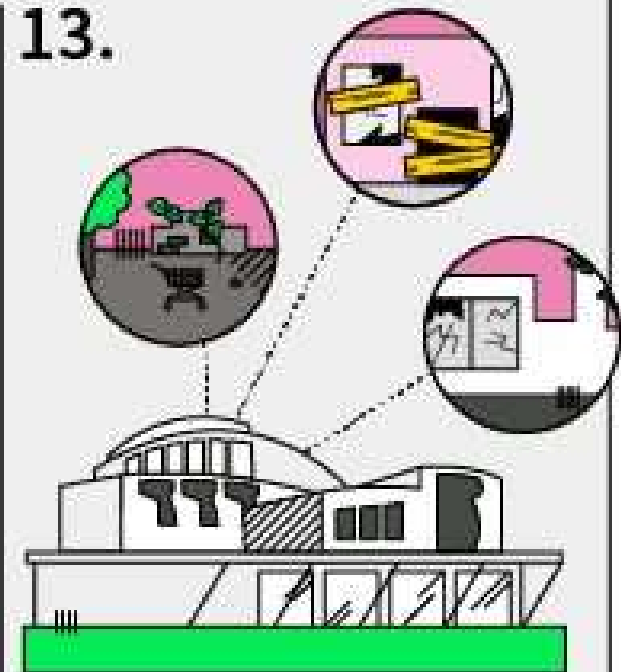


This should support jobs and skills development and help rebuild community resilience.



The programme should focus on urban green spaces, community-led regeneration, renewable energy and low carbon housing and attract investment. Local authorities should take responsibility for coordinating this and prioritise reusing sites that meet the needs of the community.

13.



Scottish Government should make a commitment to eradicating urban dereliction, keeping track of this goal and appointing a national coordinator to help achieve this.



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# What Can You Do?





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# What Can You Do?

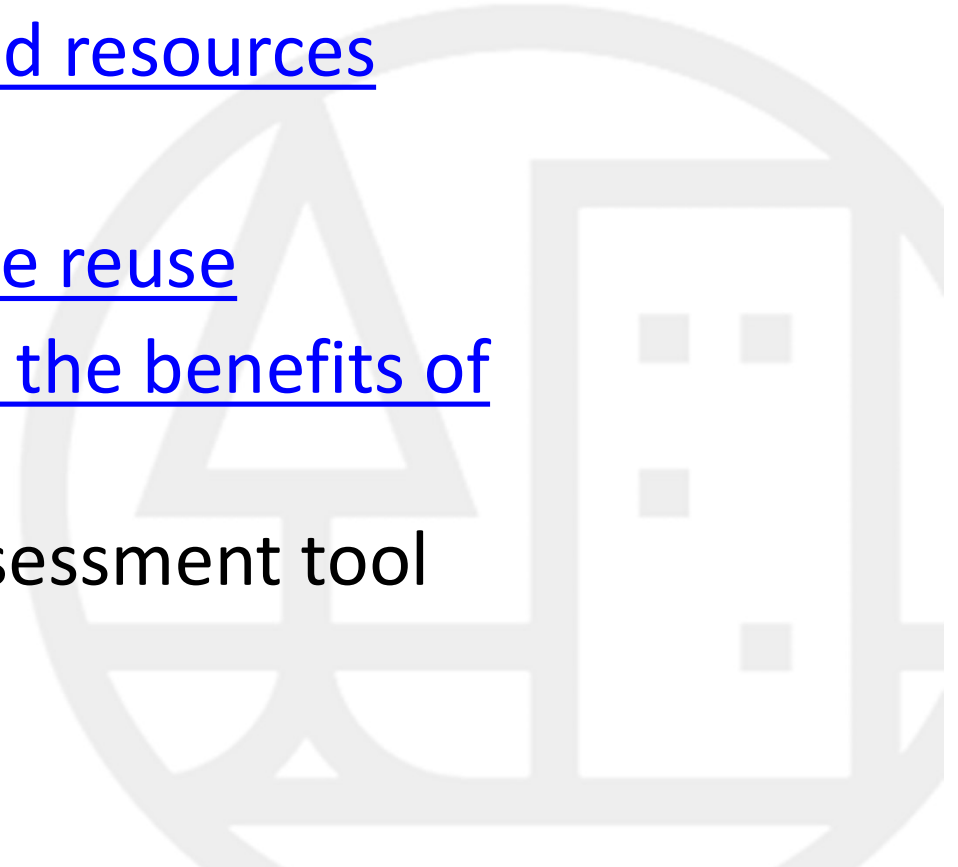
- Read the report!
- Be an ambassador within your organisation
  - Pledge support for responsible land reuse
  - Review boundaries of existing initiatives
  - Undertake an audit of sites in your area
- Agitate, endorse, make some noise!
  - You are the experts



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# Resources

- [All research reports and resources](#)
- [DUSTE map](#)
- [Funding sources for site reuse](#)
- [Guidance on assessing the benefits of productive land reuse](#)
- Community impact assessment tool (coming soon!)





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# Thank You

Shona Glenn  
Scottish Land Commission

