

REPORT TO: DEVELOPMENT QUALITY COMMITTEE – 26 JANUARY 2004
REPORT ON: BUILDING (SCOTLAND) ACT 1959
SECTION 13- DANGEROUS BUILDINGS
REPORT BY: DIRECTOR OF PLANNING AND TRANSPORTATION
REPORT NO: 12-2004

1 PURPOSE OF REPORT

1.1 To advise members of the action taken in dealing with dangerous buildings during the month of October 2003.

2 RECOMMENDATIONS

2.1 It is recommended that Committee note the contents of this report.

3 FINANCIAL IMPLICATIONS

3.1 All costs incurred in taking direct action, including staff time and administration charges, will be recovered from individual owners.

4 LOCAL AGENDA 21 IMPLICATIONS

4.1 Ensuring that buildings are maintained in a safe condition will contribute towards Key Theme 8 by creating a safe and pleasant environment.

5 EQUAL OPPORTUNITIES IMPLICATIONS

5.1 There are no equal opportunities implications of relevance to this report.

6 BACKGROUND

6.1 Dangerous Building Notices

The City Engineer investigated 18 incidents relating to public safety of dangerous buildings during the month of October 2003. No formal Notices and Orders were issued under Section 13(1c) of the Building (Scotland) Act 1959.

6.2 Direct Action Taken

Direct action has been taken in two instances to ensure public safety is maintained under Section 13(1b) of the Building (Scotland) Act 1959.

6.2.1 4 Duncan Street

Keith Richard Smith, 70 Camphill Road
Broughty Ferry

- Unsecured building – Dundee Contract Services secured the front entrance.

6.2.2 West Marketgait No1-21

Unite, 21 Brown Street, Dundee

- Falling delaminating masonry. Footway barricaded until owner carried out remedial inspection/repair.

6.3 Advisory Letters Issued

Letters were issued to three owners advising them to have their properties inspected and to undertake the necessary repairs to the following properties.

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|-------|---------------------------------------|------------------------------------------------------------------------------------------------------------------------|
| 6.3.1 | <u>15 Gellatly Street</u> | - Loose masonry, vegetation on building cracked/missing brickwork. |
| 6.3.2 | <u>23, 25A, 25B Baluniefield Road</u> | - Partially collapsed boundary wall, upgraded stairway, debris/waste layers on the ground at the rear of the property. |
| 6.3.3 | <u>63-75 Seagate</u> | - Defective chimney, delaminating masonry missing pointing. |

7 CONSULTATIONS

- 7.1 The Chief Executive, Depute Chief Executive (Finance), Depute Chief Executive (Support Services) and Assistant Chief Executive (Community Planning) have been consulted and are in agreement with the contents of this report.

8 BACKGROUND PAPERS

- 8.1 There are no background papers of relevance to this report.

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Director of Planning & Transportation

Ken Laing
City Engineer

KL/RD/EH
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19 December 2003