

REPORT TO: DEVELOPMENT QUALITY COMMITTEE - 24 FEBRUARY 2003

**REPORT ON: BUILDING (SCOTLAND) ACT 1959
SECTION 13 - DANGEROUS BUILDINGS**

REPORT BY: DIRECTOR OF PLANNING AND TRANSPORTATION

REPORT NO: 121-2003

1 PURPOSE OF REPORT

1.1 To advise members of the action taken in dealing with dangerous buildings during the month of November and December 2002.

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 24 incidents relating to public safety of dangerous buildings during the months of November and December 2002. During this period no formal Notices were issued under Section 13(1c) of the Building (Scotland) Act 1959.

6.2 **Direct Action Taken**

Direct action has been taken in 5 instances to ensure Public Safety is maintained under Section 13(1b) of the Building (Scotland) Act 1959.

6.2.1 4 Westfield Place - Remove loose masonry and guttering.

James Boyle
Liff Road Motors
Dundee

6.2.2 10 Cleghorn Street - Dangerous Chimney - Reduced in height.

Awaiting owners details.

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- 6.2.3 HMV Store, Murraygate - Fallen fascia panel, area barricaded overnight.
Miss Faccenda
- 6.2.4 99-105 Nethergate - Overnight barricade, loose masonry removed from the façade the following day.
Allan Bannerman
Phoenix Bar
103 Nethergate
Dundee DD1 4DN
Mr Barrafatti
Pitkerro House
Baldovie
Broughty Ferry DD5 3HX
Mr Rahman
105 Nethergate
Dundee DD1 4DH
Charlie Taylor
Hair Design
South Methven Street
Perth PH 5NU
- 6.2.5 12 Brown Constable Street - Board over broken stairwell windows.
Scottish Paralegal Services
211a Albert Street
Dundee DD4 6QA
Taysquare Properties Ltd
10 Tay Square
Dundee
Interbuild
Milton Mill
Monifieth
Stobsmuir Enterprises
3 Rennel Road
Dundee DD4 7DU
P S Properties
50 Dudhope Crescent Road
Dundee DD1 5RR
Dudhope Properties
63 Dock Street
Dundee
DD1 3DU
Mr L Johnston
12 Brown Constable Street
Dundee

Mr S Mir
12 Brown Constable Street
DUNDEE

6.3 **Advisory Letters Issued**

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

- 6.3.1 30 North George Street - Secure empty premises, remove loose roof timbers.
- 6.3.2 7 Eden Street - Leaning Chimney Head.
- 6.3.3 83-85 Cobden Street - Missing roof ridging loose plasterwork in the stairwell.

7 CONSULTATIONS

- 7.1 The Chief Executive, Director of Finance, Director of Support Services and Director of Corporate 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.

Mike Galloway
Director of Planning & Transportation

Ken Laing
City Engineer

KL/RD/EH

29 January 2003

Dundee City Council
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