

**REPORT TO: DEVELOPMENT QUALITY COMMITTEE - 27 MARCH 2006**

**REPORT ON: BUILDING (SCOTLAND) ACT 2003  
SECTIONS 29 & 30 - DANGEROUS BUILDINGS**

**REPORT BY: DIRECTOR OF PLANNING & TRANSPORTATION**

**REPORT NO: 166-2006**

## **1 PURPOSE OF REPORT**

1.1 To advise members of the action taken in dealing with dangerous buildings during the month of January 2006.

## **2 RECOMMENDATION**

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 6 incidents relating to public safety of dangerous buildings during the month of January 2006. No formal notices under the Building (Scotland) Act 2003 were issued during this period.

### **6.2 Direct Action Taken**

Direct action has been taken in two instances to ensure public safety is maintained under Section 29(2) of the Building (Scotland) Act 2003.

#### **6.2.1 8 Eden Street**

James Boyd  
L P Riddoch  
Lickley Proctor, 23 South Tay Street  
Owner/Occupier  
Campbell Boath, 246 Hilltown  
S McCluskey, per Holmes & Homes, 127 Albert St  
L P Riddoch  
Carol Whyte, 21 Dock Street

- Removed loose slates, delaminating masonry and hanging TV aerial.

8 Eden Street, Ground floor left  
8 Eden Street, Ground floor right  
8 Eden Street, 1st floor right  
8 Eden Street 1st floor left  
8 Eden Street, 2nd floor right  
8 Eden Street, 2nd floor left  
8 Eden Street, 3rd floor right  
8 Eden Street, 3rd floor left

6.2.2 1, 1A, 2 High Street & 2, 4 Castle Street

- Falling masonry, inspected property for further loose material.

Bakers Oven, Newcastle Upon Tyne  
 Gregg plc, Glasgow  
 Kentucky Fried Chicken, Surrey  
 Falcon Ventures Ltd, Glasgow  
 Mr A Braithwaite  
 Tayside Property Management, 75 King Street

2 High Street  
 2 High Street  
 1 High Street  
 1 High Street  
 2 Castle Street  
 1A High Street

6.3 **Advisory Letters Issued**

One letter was issued to the owners advising them to have their property inspected and repaired as necessary.

6.3.1 2 Forebank Terrace

- Leaning boundary retaining wall.

**7 CONSULTATIONS**

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

**8 BACKGROUND PAPERS**

8.1 None.

Mike Galloway  
 Director of Planning & Transportation

Ken Laing  
 City Engineer

KL/RD/EH

15 February 2006

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