

REPORT TO: DEVELOPMENT QUALITY COMMITTEE - 28 MARCH 2005

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

REPORT BY: DIRECTOR OF PLANNING & TRANSPORTATION

REPORT NO: 187-2005

1 PURPOSE OF REPORT

- 1.1 To advise members of the action taken in dealing with dangerous buildings during the month of January 2005.

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 39 incidents relating to public safety of dangerous buildings during the month of January 2005. One formal Notice and Order was issued under Section 13(1c) of the Building (Scotland) Act 1959.

- 6.1.1 Winter Printers, Block 16 Dunsinane Ave - Fire damaged factory building to be demolished.

6.2 Direct Action Taken

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

- 6.2.1 11-13 Baffin Street - Loose, delaminating render removed from the property.

Traprowan Ltd, New Build Bungalow, Middleton Farm, Dundee - 11a Baffin Street, Dundee
Craig Hazel Dilaser, 172 Braeside Park, Mid Calder - 11c Baffin Street, Dundee
Davis R Reid, 11d Baffin Street, Dundee - 11d Baffin Street, Dundee
Stanley W Beesley, 11e Baffin Street, Dundee - 11e Baffin Street, Dundee

Catherine Grant, 11f Baffin Street, Dundee	-	11f Baffin Street, Dundee
Mohammad & Asma Farooq, 11 Rosefield Street, Dundee	-	13a Baffin Street, Dundee
Gillian Stewart, 13b Baffin Street, Dundee	-	13b Baffin Street, Dundee
Kirsteen L McNee, 26 Havelock Street, 2/2 Patrick, Glasgow	-	13c Baffin Street, Dundee
Marcelle Kelly, 13d Baffin Street, Dundee	-	13d Baffin Street, Dundee
Kevin J Thomson, 283 Perth Road, Dundee	-	13e Baffin Street, Dundee
6.2.2 <u>81-87 Peddie Street and 15-19 Annfield Road</u>		Collapsed chimney head - removed remainder and rebuilt the chimney
Eveling M Kriel, PO Box 217, Banket, Zimbabwe	-	Flat 1/R, 87 Peddie Street, Dundee
Jason E Georgopoulos, Lammerson Cottage, Drumsturdy Road, Broughty Ferry, Dundee	-	Flat 1/L, 87 Peddie Street, Dundee
Benjamin C Cole, Easter Friarton, Newport Upon Tay	-	Flat 2/R, 87 Peddie Street, Dundee
Jonathon Gay, 87 Peddie Street, Dundee	-	Flat 2/L, 87 Peddie Street, Dundee
Zacharias F Friel, Mema Estates, PO Box 250, Banket, Zimbabwe	-	Flat 3/R, 87 Peddie Street, Dundee
Pammy Chima, 2 Clovis Duveau Drive, Dundee	-	Flat 3/L, 87 Peddie Street, Dundee
Century 21 Homes Ltd, 81 Peddie Street, Dundee	-	81 Peddie Street, Dundee
Zulekha Abdul Sattar, 83 Peddie Street, Dundee	-	83 Peddie Street, Dundee
Abdul A Daud & A Daud, 85 Peddie Street, Dundee	-	85 Peddie Street, Dundee
Westport Ltd, 3 Old Hawkhill, Dundee	-	Flat Ground northmost, 87 Peddie Street, Dundee
Lorraine Derrick, 87 Peddie Street, Dundee	-	87 Peddie Street, Dundee
Garrabrook Ltd, Office, 19 Annfield Street, Dundee	-	Office, 19 Annfield Street, Dundee
Leon Fleming, 17 Annfield Street, Dundee	-	1st floor north, 17 Annfield Street, Dundee
Sumeya Gani, 17 Annfield Street, Dundee	-	1st floor south, 17 Annfield Street, Dundee
R Blyth, 17 Annfield Street, Dundee	-	1st floor east, 17 Annfield Street, Dundee
D & K Cairns, 17 Annfield Street, Dundee	-	2nd floor north, 17 Annfield Street, Dundee
Clare Mills, 17 Annfield Street, Dundee	-	2nd floor south, 17 Annfield Street, Dundee
V McGowan, 17 Annfield Street, Dundee	-	2nd floor east, 17 Annfield Street, Dundee
Mr Donald, 17 Annfield Street, Dundee	-	3rd floor north, 17 Annfield Street, Dundee
Paul Donachy, 17 Annfield Street, Dundee	-	3rd floor south, 17 Annfield Street, Dundee
Cristopher Carter, 17 Annfield Street, Dundee	-	3rd floor east, 17 Annfield Street, Dundee
6.2.3 <u>54-62 Bell Street</u>		Falling chimney pots. Inspect and remove further loose pots and debris.
Duncan McKerchar & Co Ltd, 52-56 Bell Street, Dundee	-	52-56 Bell Street, Dundee
G & A Jewellers Ltd, PO Box 137, Dundee	-	Flat 1/R, 54 Bell Street, Dundee
Stirling International Ltd, 61 Chardos Place, London	-	Flat 1/L, 54 Bell Street, Dundee
J & E Shepherd, 13 Albert Square, Dundee	-	2nd Floor, 54 Bell Street, Dundee
James & Karen Watt, 54 Bell Street, Dundee	-	Flat 3/L, 54 Bell Street, Dundee
Stirling International Ltd, 61 Chardos Place, London	-	Flat 3/R, 54 Bell Street, Dundee
Mr Jamal, 48 Bell Street, Dundee	-	48 Bell Street, Dundee

6.3 Advisory Letters Issued

A letter was issued to the owners of a property advising them to have it inspected and repaired as necessary.

- 6.3.1 242 Clepington Road - Loose/falling rendering from the rear of the property.

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

8 March 2005

Dundee City Council
Tayside House
Dundee