

REPORT TO: DEVELOPMENT QUALITY COMMITTEE - 25 APRIL 2005

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

REPORT BY: DIRECTOR OF PLANNING & TRANSPORTATION

REPORT NO: 214-2005

1 PURPOSE OF REPORT

1.1 To advise members of the action taken in dealing with dangerous buildings during the month of February 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 13 incidents relating to public safety of dangerous buildings during the month of February 2005. One formal Notice and Order was issued under Section 13(1c) of the Building (Scotland) Act 1959.

6.1.1 10-16 Nelson Street, Dundee - Demolish Derelict Buildings

Christina Pyper Wann, North west most Ground Floor House, 10/16 Nelson Street, Dundee

Mr Michael Dennis Winton, South east most Ground Floor House, 10/16 Nelson Street, Dundee

The Representatives/Heirs of the Late Mrs Bateman, Upper Floor House, 10/16 Nelson Street, Dundee

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 20/22 Baldovan Terrace
- Remove hanging TV aerial.
 - Susan Black - 20 Baldovan Terrace, 1sr floor north most
 - Cliff Hemnes - 20 Baldovan Terrace, Ground floor south most
 - H Clark & M Watt - 20 Baldovan Terrace, 2nd floor north most,
 - Patrick Gaff - 20 Baldovan Terrace, 2nd floor south most
 - TAZ Properties Ltd - 20 Baldovan Terrace,
 - B Anderson - 20 Baldovan Terrace,
 - A Cole - 20 Baldovan Terrace,
 - N Griffin - 20 Baldovan Terrace, Top floor north
 - M&A Dundee Ltd, Wellington House, Wellington Street, Dundee - 22 Baldovan Terrace, Ground floor left
 - J Cairncross, - 22 Baldovan Terrace, Ground floor right
 - P Johnston, per Muir Myles & Lafferty, Meadow Place Buildings, Dundee - 22 Baldovan Terrace, Flat 1/1
 - A McNicol c/o 21 Millhill, Monifieth, Dundee 22 Baldovan Terrace, 1/2
 - Mrs S Philips 22 Baldovan Terrace, 2/1
 - K Boyd 22 Baldovan Terrace, 2/2
 - P Goodfellow, c/o Nextas UK Ltd, Tannadice Street, Dundee 22 Baldovan Terrace, 3/1
 - L Campbell - 22 Baldovan Terrace, 3/2
- 6.2.2 28 Baldovan Terrace
- Remove hanging TV Aerial
- D & L Properties - 28 Baldovan Terrace, 1st floor south most,
 - J & P Letley - 28 Baldovan Terrace, Ground floor south most
 - I Waghorn - 28 Baldovan Terrace, 2nd Floor north most
 - Dudhope Properties Ltd - 28 Baldovan Terrace, 3rd floor south most
 - M Muslim - 28 Baldovan Terrace, Ground floor north most
 - W Lickley - 28 Baldovan Terrace, 1st floor left
 - Bass Holdings Ltd, Caledonia Brewery Ltd, Elmbank Chambers, 289 Bath Street, Glasgow - 28 Baldovan Terrace, 3rd floor left
 - David E Soutar & Miss Sheila Norrie, 9 Laird Street, Monifieth - 28 Baldovan Terrace, 3rd floor right
- 6.2.3 29 Strathmartine Road
- Remove loose chimney pots and hanging downpipe.
- Wong Cheung Woon - 29b Strathmartine Road
 - Stewart B Gauld - 29 Strathmartine Road
 - Terence Cord - 29a Strathmartine Road, Flat 2/S
 - Kenneth Adams - 29a Strathmartine Road, Flat 2/N
 - Lee Ping - 29a Strathmartine Road, Flat 1/N
 - Melville & Margaret Matthew - 29a Strathmartine Road, Flat 3/S
 - S Lewis - 29a Strathmartine Road, Flat 3/N
 - J Roberts & J Valentine - 29a Strathmartine Road, Flat 1/S

6.3 Advisory Letters Issued

Two letters were issued to the owners of a property advising them to have it inspected and repaired as necessary.

- 6.3.1 Taybank Works, Arbroath Road - Owners to secure property.
- 6.3.2 St Stephens West Church, Dundee Road, Broughty Ferry - Falling masonry. Owners erected barriers and arranged repairs.

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

29 March 2005

Dundee City Council
Tayside House
Dundee