

REPORT TO: DEVELOPMENT QUALITY COMMITTEE - 22 MAY 2006
REPORT ON: BUILDING (SCOTLAND) ACT 2003
SECTIONS 29 & 30 - DANGEROUS BUILDINGS
REPORT BY: DIRECTOR OF PLANNING & TRANSPORTATION
REPORT NO: 276-2006

1 PURPOSE OF REPORT

- 1.1 To advise members of the action taken in dealing with dangerous buildings during the month of March 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 nine incidents relating to public safety of dangerous buildings during the month of March 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.

- 6.2.1 258-262 Blackness Road - Removed TV aerials hanging over the footway.
- | | |
|---|---------------------------------------|
| Owner/Occupier | 258 Blackness Road, Ground floor east |
| R Bruce | 258 Blackness Road, Ground floor west |
| P & B O'Neill | 258 Blackness Road, 1st floor east |
| A & S Gibson | 258 Blackness Road, 1st floor west |
| John Findlay | 258 Blackness Road, 2nd floor east |
| David Tait & Sharon Murray | 258 Blackness Road, 2nd floor west |
| Marion Ash | 258 Blackness Road, 3rd floor east |
| Owner/Occupier | 258 Blackness Road, 3rd floor west |
| A & M & L Beveridge, 30 Raillies Ave, Largs, KA30 | 260 Blackness Road, Ground floor east |
| Imran Rafiq | 260 Blackness Road, Ground floor west |
| Alexander Roger | 260 Blackness Road, 1st floor east |
| Colin Smith | 260 Blackness Road, 1st floor west |
| Owner/Occupier | 260 Blackness Road, 1st floor east |
| Lawrence Mitchell | 260 Blackness Road 2nd floor west |
| Donald Simpson | 260 Blackness Road, 3rd floor east |

Owner/Occupier	260 Blackness Road, 3rd floor west
Robb Gwendolyn	262 Blackness Road, Ground floor east
G & A Thomson	262 Blackness Road, Ground floor west
Paul & Julie Letley, c/o J&E Shephard, 110 Commercial Street	262 Blackness Road, 1st floor east
Margaret Johnston	262 Blackness Road, 1st floor west
Owner/Occupier	262 Blackness Road, 2nd floor east
Ingrid McKelvie	262 Blackness Road, 2nd floor west
Kim Burns	262 Blackness Road, 3rd floor east

6.2.2 1-3 Dens Road and 61 Lyon Street

- Removed TV aerial hanging over the footway.

Susan Chapple, c/o 13 Silver Knowes Dell, Edinburgh	3 Dens Road, Ground floor left
D & M Taylor	3 Dens Road, 1st floor right
Integra Real Estate Ltd, 29 Commercial Street	3 Dens Road, 1st floor left
Vincent Guz, 124 William Fitzgerald Way	3 Dens Road, 1st floor left
Steven Fairley	3 Dens Road, 2nd floor right
Ballinefield Co Ltd, 68 Dalkeith Road	3 Dens Road, 2nd floor left
J Fisher, c/o Carol White Property Management, 21 Dock Street	3 Dens Road, 3rd floor left
H Flynn	3 Dens Road, 3rd floor right
Stormcare Ltd, per Forthtay Property Centre, India Buildings, 86 Bell Street	1 Dens Road & 61 Lyon Street, Ground floor right

6.3 **Advisory Letters Issued**

Two advisory letters were issued to owners during this period.

6.3.1 17 Candle Lane and 62-63 Dock Street

- Chimney head in need of pointing. Vegetation growth on the building.

6.3.2 Grays Lane, Rialto Bingo Hall

Facade over the main entrance in need of attention.

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

20 April 2006

Dundee City Council
Tayside House
Dundee