

REPORT TO: DEVELOPMENT QUALITY COMMITTEE - 23 MAY 2005

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

REPORT BY: DIRECTOR OF PLANNING & TRANSPORTATION

REPORT NO: 278-2005

1 PURPOSE OF REPORT

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

- 6.1.1 No 1 Aimer Square, Lochee - Remove damaged brickwork at the Bin Store/loading and rebuild brickwork.
Michael De Vos
Per J & E Shepherd
13 Albert Square
Dundee

6.2 Direct Action Taken

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

- 6.2.1 7 Eassons Angle - Boundary wall coping stone fallen on to footway. Replace stone cope.
Ghulam Rasool & Riaz Ul-Haq - 7 Eassons Angle, 2nd floor right

Mohammad Sadiq	-	7 Eassons Angle, 1st floor right
Sharmeen Ali	-	7 Eassons Angle, Ground right
S Rasool	-	7 Eassons Angle, 2nd floor left
Mr & Mrs T Hanif	-	7 Eassons Angle, first floor left
Naseem Ul-Haq	-	7 Eassons Angle,

6.3 **Advisory Letters Issued**

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

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|-------|------------------------|---|
| 6.3.1 | 28 Sandhaven Gardens | - Cracked leaning brick garden boundary wall. Remove tree and rebuild the wall. |
| 6.3.2 | 2-26 Foundry Lane | - Bulging retaining wall, caused by tree root growth. Remove tree rebuild the wall. |
| 6.3.3 | Stack Leisure Car Park | - Missing channel drain cover. Check all covers and secure. |
| 6.3.4 | 13c Albert Street | - Unsecured flower pots on 2nd floor window sill. Pots to be secured. |
| 6.3.5 | 44 Provost Road | - Partially collapsed rear boundary wall and outhouse. Rebuild the partially collapsed wall and reduce height of outhouse brickwork to safe height. |
| 6.3.6 | 119-133 Albert Street | - Bulging cracked chimney head. Structural survey required. |

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

27 April 2005

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