

REPORT TO: DEVELOPMENT QUALITY COMMITTEE – 28 APRIL 2003

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

REPORT BY: DIRECTOR OF PLANNING AND TRANSPORTATION

REPORT NO: 287-2003

1 PURPOSE OF REPORT

1.1 To advise members of the action taken in dealing with dangerous buildings during the month of February 2003.

2 RECOMMENDATIONS

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 14 incidents relating to public safety of dangerous buildings during the month of February 2003. During this period no formal Notices were issued under Section 13(1c) of the Building (Scotland) Act 1959.

6.2 **Direct Action Taken**

Direct action has been taken in 5 instances to ensure public safety is maintained under Section 13(1b) of the Building (Scotland) Act 1959.

6.2.1 14 Stevenson Street - Loose/hanging TV Aerial removed by DCS.

Margaret Binnie
22 Marchfield Terrace
Dundee

Top floor southmost
First floor southmost
First floor northmost
Ground floor southmost
Ground floor northmost

	Ashour Farag 14 Stevenson Street Dundee	Top floor northmost
6.2.2	<u>12 Stevenson Street</u>	- Loose/hanging TV Aerial removed by DCS.
	James & Irene Boyle 14 Piperdam Drive Piperdam Dundee	Top floor, southmost
	Eleanor Greig 980 Rosemount Road Dundee	Top floor, northmost
	Lynne Wyllie 12 Stevenson Street Dundee	First floor, southmost
	Michael Anthony Hain 12 Stevenson Street Dundee	First floor, northmost
	Duncan Maclean 18 Pitroddie Gardens Dundee	Ground floor, southmost
	Norman & Hannah Bland 12 Stevenson Street Dundee	Ground floor, northmost
6.2.3	<u>15 Rosefield Street</u>	- Broken stairwell windows, loose handrail DCS boarded the lower half of the windows refixed the loose handrail.
	John Cape 24 Tarbet Avenue Cupar Fife	Ground floor left
	Century 21 Holmes 3 Old Hawkhill Dundee	Ground floor right
	Westport Limited 3 Old Hawkhill Dundee	First floor left
	Hamish Robbie Per J & E Shepherd 13 Albert Square Dundee	First floor right
	P Fulton & McLauchlan London	Second floor left

	Lickley Proctor 23 South Tay Street Dundee (Karen Smith)	Second floor right
	Abdul Zaveri 7 Newhall Gardens Dundee	Third floor flat left
	Mr Hussian Tayside Property Management 75 King Street Dundee	Third floor right
6.2.4	<u>45 Dura Street</u>	- Missing stairwell window – DCS boarded over the lower half
	Economic Development Dept	Third floor right, northeast
	William Morton Sword	Third floor left, southwest
	Economic Development Dept	Second floor right, northeast
	Alif Hussian & Shamin Hussien	Second floor left, southwest
	Alexander Broadhurst Sheona MacGregor	First floor right, northeast
	William Morton Sword	First floor left, southwest
	Carol Nicholson	Ground floor right, southwest
6.2.5	<u>159-161 Perth Road</u>	Lead roof flashing hanging from the ridge – DCS removed flashing
	Mrs Chan 49 Hillside Road Dundee	
	D McCulloch Flat 1 1 Fords Lane Dundee	
	Mr J Boyle Flat 2 1 Fords Lane Dundee	
	Mr Wylie Flat 3 1 Fords Lane Dundee	
	Mr Islam Flat 4 1 Fords Lane Dundee	

6.3 Advisory Letters Issued

Letters were issued to owners advising them of the need to have their properties inspected and to undertake the necessary repairs to the following properties.

- 6.3.1 210 Strathmartine Road - Loose TV Aerial at the rear of this property
- 6.3.2 21, 23, 24, 25, 33, 35, 41, 43 Baldovan Terrace - Loose TV Aerials at the front of the property.

7 CONSULTATIONS

- 7.1 The Chief Executive, Director of Finance, Director of Support Services and Director of Corporate Planning have been consulted and are in agreement with the contents of this report.

8 BACKGROUND PAPERS

- 8.1 There are no background papers of relevance to this report.

Mike Galloway
Director of Planning & Transportation

Ken Laing
City Engineer

KL/RD/EH

28 March 2003

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