

REPORT TO: DEVELOPMENT QUALITY COMMITTEE - 29 APRIL 2002

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

REPORT BY: DIRECTOR OF PLANNING AND TRANSPORTATION

REPORT NO: 292-2002

PURPOSE OF REPORT

To advise members of the action taken in dealing with dangerous buildings during the month of March 2002.

RECOMMENDATIONS

It is recommended that Committee note the contents of this report.

FINANCIAL IMPLICATIONS

All costs incurred in taking direct action, including staff time and administration charges, will be recovered from individual owners through the Council's debt recovery progress.

LOCAL AGENDA 21 IMPLICATIONS

Ensuring that buildings are maintained in a safe condition will contribute towards Key Theme 8 by creating a safe and pleasant environment.

EQUAL OPPORTUNITIES IMPLICATIONS

There are no equal opportunities implications of relevance to this report.

BACKGROUND

The City Engineer investigated eighteen incidents relating to public safety of dangerous buildings during the month of March 2002. As a consequence of these investigations, direction action has been taken in six instances.

The following immediate action has been taken to ensure public safety is maintained under Section 13(1b) of the Building (Scotland) Act 1959.

13 North Ellen Street, Dundee - windows boarded up to prevent unauthorised access.

Owners currently being identified.

1 Step Row - loose and dangerous flashing removed from roof.

J & Shepherd, 13 Albert Square, Dundee.

34 Baldovan Terrace, Dundee - loose and dangerous television aerial removed.

Mrs M Henderson, 8 St Mary's Road, Dundee, DD3 9DJ (G/1, 34 Baldovan Terrace, Dundee)

Ms A Melville, G/2, 34 Baldovan Terrace, Dundee

D Cheverenko, Flat 1/1, C/O Forthtay Properties, India Buildings, 2 Victoria Road, Dundee, DD1 1JG

G R Cumming, Flat 1/2, C/O Amber Lettings, 6 Charlotte Street, Dundee, DD3 8QS

R Muir, 4 Albany Terrace, Dundee, DD3 6HQ (Flat 2/1, 34 Baldovan Terrace, Dundee).

Ms K Grogan, 28 Marlee Road, Broughty Ferry, Dundee, DD5 3HA (Flat 2/2, 34 Baldovan Terrace, Dundee)

A MacRae, Flat 3/1, 34 Baldovan Terrace, Dundee

Toprowan Ltd, Flat 3/2, 34 Baldovan Terrace, Dundee

7-9 Pitkerro Road, Dundee - loose and dangerous television aerial removed.

R Bell, Flat 1/1, 9 Pitkerro Road, Dundee

M Thomson, C/O Flat 1, 6 Claypotts Road, Broughty Ferry, Dundee, DD5 1BX (Flat 1/2, 9 Pitkerro Road)

Ms M Grossi, Flat 1/3, 9 Pitkerro Road, Dundee

Ms T Watson, Flat 2/1, 9 Pitkerro Road, Dundee

S Gillogly, 60 Hawick Drive, Dundee, DD4 0TA (Flat 2/2, 9 Pitkerro Road, Dundee)

R Donald, Flat 2/3, 9 Pitkerro Road, Dundee

D McBennett, Flat 3/1, 9 Pitkerro Road, Dundee

Ms L Murray, Flat 3/2, 9 Pitkerro Road, Dundee

W Bain, Flat 3/3, 9 Pitkerro Road, Dundee

Mr/Ms Dunbar, 7 Pitkerro Road, Dundee

30 Baldovan Terrace, Dundee - loose and dangerous television aerial removed.

Owners currently being identified.

67-71 Reform Street, Dundee - loose masonry removed from building façade.

J D Wetherspoon Plc, per Fuller Peiser, Hanover Buildings, 66 Rose Street, Edinburgh, EH2 2NN (Counting House Pub).

Iqbal Jamal, The Knoll, 35 Strathern Road, Broughty Ferry, Dundee, DD5 1PP (Vacant Offices).

No formal notices under Section 13(1c) of the Building Scotland Act were issued during this period. However, letters were issued to owners requiring them to have their properties inspected and to undertake the necessary repairs to the following properties.

28 Springhill, Dundee - falling roof slates, roof to be inspected and repaired as required.

52-58 Nethergate, Dundee - cracking in west gable chimney breast, cracking to be monitored.

328 Perth Road, Dundee - fallen masonry, external façade to be inspected and repaired as required.

69-71 High Street, Dundee - repairs of fallen masonry, chimney to be inspected and repaired as required.

16-18 Commercial Street, Dundee - vegetation growth in masonry at eaves level, vegetation to be removed.

110-116 Seagate, Dundee - loose roof flashing to be inspected and repaired.

CONSULTATIONS

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.

BACKGROUND PAPERS

There are no background papers of relevance to this report.

Mike Galloway
Director of Planning & Transportation

Ken Laing
City Engineer 19 April 2002

KL/KM

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