

REPORT TO: DEVELOPMENT QUALITY COMMITTEE – 27 MAY 2003

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

REPORT BY: DIRECTOR OF PLANNING AND TRANSPORTATION

REPORT NO: 325-2003

1 PURPOSE OF REPORT

1.1 To advise members of the action taken in dealing with dangerous buildings during the month of March 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 10 incidents relating to public safety of dangerous buildings during the month of March 2003. As a consequence, one formal Notice was issued under Section 13(1c) of the Building (Scotland) Act 1959.

6.1.1 4 Duncan Street

Mr K Smith
70 Camphill Road
Broughty Ferry
Dundee

- Fire damaged building - The building was made safe by demolishing the remainder of the roof and securing the perimeter of the property.

A Section 13(1c) Notice was issued requiring further works to be carried out to make the building safe in the long term.

6.2 Direct Action Taken

Direct action has been taken in 3 instances to ensure public safety is maintained under Section 13(1b) of the Building (Scotland) Act 1959.

- 6.2.1 5 West Bell Street - Falling masonry from the façade – DCS erected barriers
Economic Development
- 6.2.2 City Quay - Banner pole blown over – Parks Department removed pole and secured remainder of barrier poles
Mr Boris Klapiscak
City Quay Manager
- 6.2.3 7 Perrie Street - Fire damaged building – Weld shut the property doors and yard gates
Mr Balfour

6.3 Advisory Letters Issued

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

- 6.3.1 53 Magdalen Yard Road - Boundary wall in need of re-pointing.

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/EC

25April 2003

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