

REPORT TO: DEVELOPMENT QUALITY COMMITTEE - 24 JUNE 2002

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

REPORT BY: DIRECTOR OF PLANNING AND TRANSPORTATION

REPORT NO: 335-2002

1 PURPOSE OF REPORT

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

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

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

6.2.1 9 Shaftesbury Place and - Loose slates and spalling masonry.
3 Rockfield Street Barriers erected.

Mrs M H McCulloch, 9 Shaftesbury Place, Dundee

Mr Nicholas Dormand, 3 Rockfield Street, Dundee

Dr Francis Smith, 3 Rockfield Street, Dundee

- 6.2.2 194 Strathmartine Road - Barricade defective window
- Flat G/1 - Progress Properties, 1 Dens Road, Dundee
 Flat G/2 - Krystall Limited, 16 Lochside Place, Edinburgh
 Flat 1/1 - Dudhope Properties, 63 Dock Street, Dundee, DD1 3DU
 Flat 1/2 - Mrs Patricia Braid, 1 Spencer Crescent, Carnoustie, DD7 6DU
 Flat 2/1 - Mr & Mrs Aslam, 28 Drove Road, Swindon
 Flat 2/2 - Paul Henehan (owner/occupier)
 Flat 3/1 - Thomas Stewart (owner/occupier)
 Flat 3/2 - Jeffrey Milne (owner/occupier)
- 6.2.3 4A Wellington Street - Unauthorised demolition works causing dangerous wall on footpath. Barriers erected.
- Tayside Islamic & Cultural Education Society, 96 Victoria Road, Dundee
- 6.2.4 67/71 Reform Street - Dangerous television aerial removed.
- Counting House Bar, JD Weatherspoon PLC, per Fuller Peiser, Hanover Buildings, 66 Rose Street, Edinburgh, EH2 2NN
- 6.2.5 4 Balmore Street - Loose downpipe. Barriers erected.
- Ms I Thomson, Flat 1/1, 4 Balmore Street, Dundee
 Flat 1/2 - Pitchdirect Ltd, India Buildings, Dundee
 Flat 2/1 - Richard Davies, 32 Spylaw Bank Road, Edinburgh
 Flat 2/2 - Baluniefield Developments, 68 Dalkeith Road, Dundee
 Flat 3/1 - Mr J Barnett, 39 Loraine Road, Dundee
 Flat 3/2 - A Reilly, 11 Tyndall Crescent, Monifieth
- 6.2.6 186-188 Strathmartine Road - Dangerous ridge tile removed.
- Mabel Mei Po Lau - 188 Strathmartine Road
 Paul Knight, 3 Armour Place, Dundee
 Tahmina Ismail, 5 High Street, Lanark
 Shriti Pattani, 36 Grosvenor Avenue, North Harrow, Middlesex
 Nahida Ahmed, 44 Court Street, Dundee
 Edward Barrett Ltd - 188A Strathmartine Road
 Farrah Gul - 34 Wellington Square, Dundee
 Castlegait Homes Ltd, Forsyth House, Lomond Court, Castle Business Park, Stirling
- 6.3 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.
- 6.3.1 35/47 Kinghorne Road - Poorly maintained garden wall. Wall to be demolished or repaired.

- 6.3.2 7 Eden Street - Leaning chimney and pointing in poor condition. Chimney to be inspected, stabilised and pointed or taken down.
- 6.3.3 116 King Street, Broughty Ferry - Slight lean on chimney. Lack of pointing. Chimney to be inspected and repointed.
- 6.3.4 10-14 Reform Street - Broken stair banister. Banister to be stabilised.

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
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City Engineer

13 June 2002

KL/KM

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