

**REPORT TO: DEVELOPMENT QUALITY COMMITTEE – 24 MAY 2004**

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

**REPORT BY: DIRECTOR OF PLANNING AND TRANSPORTATION**

**REPORT NO: 337-2004**

**1 PURPOSE OF REPORT**

1.1 To advise members of the action taken in dealing with dangerous buildings during the month of March 2004.

**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 13 incidents relating to public safety of dangerous buildings during the month of March 2004. No formal Notices and Orders were issued under Section 13(1c) of the Building (Scotland) Act 1959.

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 **15-17 Dudhope Street  
Dundee**

- Chimney head collapsed into street. Area barricaded. Contractor appointed to carry out emergency stabilising works to the chimney head.

Grace Milne, 15 Dudhope Street

Sam Luong Tran, 1<sup>st</sup> Floor Eastmost,  
17 Dudhope Street

Mairi Claire Handy, 1<sup>st</sup> floor, Westmost,  
17 Dudhope Street

Mohamed Ashfak Osman Kasmany, 2<sup>nd</sup> Floor  
Eastmost, 17 Dudhope Street

L P Riddoch Ltd 2<sup>nd</sup> and 3<sup>rd</sup> floor flats ,  
Westmost 17 Dudhope Street

Martin Paton Wood, 3<sup>rd</sup> floor, Eastmost  
17 Dudhope Street

### 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 | <u>71 Perth Road<br/>Dundee</u>                     | - Dilapidated timber outbuildings in poor repair. Owners advised to remove dilapidated outbuildings, clean up site and remove vegetation growth. |
| 6.3.2 | <u>21-23 Reres Road<br/>Broughty Ferry</u>          | - Bulging leaning wall. Owners advised to contact Structural Engineer  |
| 6.3.3 | <u>2B Holly Road<br/>Broughty Ferry</u>             | - Bulging leaning wall. Owners advised to contact Structural Engineer  |
| 6.3.4 | <u>1-3 Main Street<br/>Dundee</u>                   | - Broken wall bracket to flag pole. Owners advised to repair or remove.  |
| 6.3.5 | <u>20 Gray Street<br/>Lochee</u>                    | - Owner advised to reduce height of demolished building façade.  |
| 6.3.6 | <u>Queen Street, Gray Street<br/>Broughty Ferry</u> | - Loose slates. Owners advised to remove any further loose material.   |

## 7 **CONSULTATIONS**

- 7.1 The Chief Executive, Depute Chief Executive (Finance), Depute Chief Executive (Support Services) and Assistant Chief Executive (Community 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  
Dundee City Council  
Tayside House  
Dundee

13 May 2004