

REPORT TO: DEVELOPMENT QUALITY COMMITTEE - 23 JANUARY 2005

**REPORT ON: BUILDING (SCOTLAND) ACT 2003
SECTIONS 29 & 30 - DANGEROUS BUILDINGS**

REPORT BY: DIRECTOR OF PLANNING & TRANSPORTATION

REPORT NO: 35-2006

1 PURPOSE OF REPORT

1.1 To advise members of the action taken in dealing with dangerous buildings during the month of November 2005.

2 RECOMMENDATION

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 23 incidents relating to public safety of dangerous buildings during the month of November 2005. No formal notices under the Building (Scotland) Act 2003 were issued during this period.

6.2 Direct Action Taken

Direct action has been taken in five instances to ensure public safety is maintained under Section 29(2) of the Building (Scotland) Act 2003.

6.2.1 3-5 Morgan Street - Removed loose/hanging TV aerial from the front of the property.

Mr Stratton	3 Morgan St, G/L
TAZ Properties, 12 Ferndale Drive	3 Morgan St, G/R
Mr A Williams	3 Morgan St, 1/L
Mr Muir, 23 Rosie Avenue	3 Morgan St, 1/R
Mr Noble	3 Morgan St, 2/L
HNL Properties, Bynach, Inchmarlo, Banchory	3 Morgan St, 3/R
J & D Scott	3 Morgan St, 3/L
Mr Moonie, Farm Cottage, Mill of Brighty, Dundee	5 Morgan St, G/R

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| <p>Mr Lancaster,
Homes & Holmes, 127 Albert Street
Mr Moonie, Farm Cottage, Mill of Brighty, Dundee
Mr Jarycn
Mr Watt
Fiona Mitchell & Tom Wright</p> | <p>5 Morgan St, 1/L
5 Morgan Street, 1/R
5 Morgan Street, 2/L
5 Morgan Street, 2/R
5 Morgan Street, 3/L
5 Morgan Street, 3/R</p> |
| <p>6.2.2 <u>3-5 Park Avenue</u></p> | <p>- Removed loose/hanging TV aerial from the front of the property.</p> |
| <p>J & E Shepherd, 13 Albert Square
Mr & Mrs E Dunlop, 6 Gladgate, Auchtermuchty
Mr & Mrs Kerr, Inchcape Cottage, Balmullo
Andrew Drummond, Top Rowan Ltd, Forest Park Place
L P Riddoch, 132a Nethergate, Dundee
Valerie McLeod, 136 Kinghorne Road
John Stephens
Freida McLeod, c/o St Columba's Nursing Home
Gregor Law, Holmes & Holmes, 127 Albert St</p> | <p>All flats at 3 Park Avenue
5 Park Avenue, G/L
5 Park Avenue, G/R
5 Park Avenue, 1/L

5 Park Avenue, 1/R
5 Park Avenue, 2/L
5 Park Avenue, 2/R
5 Park Avenue, 3/L
5 Park Avenue, 3/R</p> |
| <p>6.2.3 <u>49 Kinghorne Road</u></p> | <p>- Removed vegetation from chimney and refixed loose pots.</p> |
| <p>J Barraffati, Pitkerro House, Drumturdy Rd
Owner/Occupier
Mohammad Ali
Owner/Occupier
Syeda Khan
Kohinoor Banu
Owner/Occupier
Mr Gani, AKG Properties, 44 West Hendersons Wynd</p> | <p>49 Kinghorne Road, G/L
49 Kinghorn Road, G/R
49 Kinghorn Road, 1/L
49 Kinghorn Road, 1/R
49 Kinghorn Road, 2/L
49 Kinghorn Road, 2/R
49 Kinghorn Road, 3/L
49 Kinghorne Road, 3/R</p> |
| <p>6.2.4 <u>23-25 Castle Street</u></p> | <p>- Removed loose masonry from the window ingress at the front of the property.</p> |
| <p>Hillcrest Housing, 4 South Ward Road
Edward Melville, per Kingdom Taverns, Dean House,
191 Nicol St, Kirkcaldy</p> | <p>23 Castle Street
25 Castle Street</p> |
| <p>6.2.5 <u>82 Nethergate</u></p> | <p>- Removed loose masonry from the front of the property.</p> |
| <p>MCV Dundee Ltd, per Montagu Evans, 37 Melville St, Edinburgh
Ms A Boyd, Townhead Farm, Motherwell
Mr Zakir Gani, Zars Ltd, 44 West Hendersons Wynd
Mr Arshid94/86 Nethergate, Dundee
Mr J Barrifatti, Pitkerro House, Drumsturdy Rd, Dundee</p> | <p>80 Nethergate, Ground floor
80 Nethergate (Shop)
80 Nethergate, 1st and 4th Floor flats
80 Nethergate, 2nd Floor
80 Nethergate, 3rd Floor</p> |
| <p>6.3 <u>Advisory Letters Issued</u></p> | |
| <p>Three letters were issued to the owners advising them to have their property inspected and repaired as necessary.</p> | |
| <p>6.3.1 <u>38-46 Reform Street & 1-3 Bank Street</u></p> | <p>- Chimney head in need of repair</p> |
| <p>6.3.2 <u>60 Mains Road</u></p> | <p>- Rear of property affected by dry rot.</p> |
| <p>6.3.4 <u>8-10 Forfar Road</u></p> | <p>- Remove hanging TV Aerial.</p> |

7 CONSULTATIONS

- 7.1 The Chief Executive, Depute Chief Executive (Support Services), Depute Chief Executive (Finance) and Assistant Chief Executive (Community Planning) have been consulted and are in agreement with the contents of this report.

8 BACKGROUND PAPERS

- 8.1 None.

Mike Galloway
Director of Planning & Transportation

Ken Laing
City Engineer

KL/RD/EH

4 January 2006

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