

REPORT TO: DEVELOPMENT QUALITY COMMITTEE - 27 JUNE 2005

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

REPORT BY: DIRECTOR OF PLANNING & TRANSPORTATION

REPORT NO: 358-2005

1 PURPOSE OF REPORT

- 1.1 To advise members of the action taken in dealing with dangerous buildings during the month of April 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 17 incidents relating to public safety of dangerous buildings during the month of March 2005. One formal Notice and Order was issued under Section 13(1c) of the Building (Scotland) Act 1959.

- 6.1.1 10 Nelson Street, Dundee - Demolish building, reduce height of boundary wall, secure site with fencing.
Notice of Intention to make order requiring operations on a dangerous building

6.2 Direct Action Taken

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

- 6.2.1 41 Lyon Street, Dundee - DCS removed leaning pullyshee pole.
G McLane - 41 Lyon Street, G/L
Kalum Chowdhury - 41 Lyon Street, G/R
John McKay - 41 Lyon Street, 1/L
John & Margaret Picken - 41 Lyon Street, 1/R

- | | | |
|--|---|---|
| Grant Clark
G McLane
Centurytrack
J Wright | - | 41 Lyon Street, 2/L
41 Lyon Street, 2/R
41 Lyon Street, 3/L
41 Lyon Street, 3/R |
| 6.2.2 <u>1-9 Murraygate, Dundee</u>

Arcadia Group, Body Shop, Dundee | - | Falling masonry. Erected barriers around the Body Shop entrance. Arcadia Group have completed building survey. |
| 6.2.3 <u>1-3 Bank Street & 38-40 Reform Street, Dundee</u>

Victoria Wine fire door | - | Falling masonry. Erected barriers. Victoria Wine have completed masonry survey. |
| 6.2.4 <u>1 Park Street, Dundee</u>

George Buchanan Slater
L P Riddock Ltd
Alan George Donnelly
Alan George Donnelly & Patricia Mary Donnelly | - | Leaning boundary retaining wall - barriers erected.

1 Park Street 1/A
1 Park Street 1/B
1 Park Street 1/C
1 Park Street 1/D |

6.3 **Advisory Letters Issued**

One letter was issued to the owners of a property advising them to have it inspected and repaired as necessary.

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| 6.3.1 18 Lochalsh Street, Dundee | - | Cracked/leaning boundary retaining wall. |
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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/WM

1 June 2005

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