

REPORT TO: DEVELOPMENT QUALITY COMMITTEE – 30 JUNE 2003

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

REPORT BY: DIRECTOR OF PLANNING AND TRANSPORTATION

REPORT NO: 378-2003

1 PURPOSE OF REPORT

1.1 To advise members of the action taken in dealing with dangerous buildings during the month of April 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 19 incidents relating to public safety of dangerous buildings during the month of April 2003. No formal Notice was issued under Section 13(1c) of the Building (Scotland) Act 1959.

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 **53 Dens Road**

Awaiting Owners

- Masonry boundary wall in poor condition due to vandalism. Remove small area of brickwork and made safe.

- 6.2.2 8 Eden Street
Awaiting owners
- 6.2.3 163 Clepington Road
Awaiting Owners
- Loose slates hanging in the front and rear gutters. Removed by Dundee Contract Services.
 - Loose slate in the front gutter. Removed by Dundee Contract Services.

6.3 Advisory Letters Issued

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

- 6.3.1 536 Strathmartine Road
- Garage roof slates and gutter in need of attention.
- 6.3.2 St Margarets Home
Victoria Road
- Cracked masonry boundary wall.
- 6.3.3 No 6 St Mary Place
- Bulging leaning stone retaining wall.

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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Ken Laing
City Engineer

KL/RD/EH

18 June 2003

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