

REPORT TO: DEVELOPMENT QUALITY COMMITTEE - 29 AUGUST 2005

**REPORT ON: BUILDING (SCOTLAND) ACT 2003
SECTION 13 - DANGEROUS BUILDINGS**

REPORT BY: DIRECTOR OF PLANNING & TRANSPORTATION

REPORT NO: 427-2005

1 PURPOSE OF REPORT

- 1.1 To advise members of the action taken in dealing with dangerous buildings during the months of May and June 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 38 incidents relating to public safety of dangerous buildings during the months of May/June 2005. One formal Notice and Order was issued under Section 30(1) of the Building (Scotland) Act 2003.

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| 6.1.1 | <u>Albert Road, Broughty Ferry, Nursing Home</u>

Allan Hunter, 83 Morningside Drive, Edinburgh
EH10 5NJ | - | Fire damaged property. Carry out further works as agreed by the City Engineer to make safe and secure the property. |
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6.2 Direct Action Taken

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

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| 6.2.1 | <u>34 Albert Road, Broughty Ferry, Nursing Home</u>

Allan Hunter, 83 Morningside Drive, Edinburgh
EH10 5NJ | - | Fire damaged property building made immediately safe and boundary secured. |
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- 6.2.2 92 -104 Fintry Road & 181 Fintry Drive - Partially collapsed boundary wall. Barriers erect to secure the area.
- Church of Scotland, 121 George Street, Edinburgh - Mains of Fintry Church, 147/181 Fintry Drive
- Congregational Board of Mains of Fintry Church, per Miss Marion Watson, 287 Hilltown Flat 1/3, Dundee - Mains of Fintry Church, 147/181 Fintry Drive
- 6.2.3 1 Sibbald Street - Loose/hanging TV aerial was removed
- Mark Taylor, Arnbog Farm House, Meigle Perthshire -
- Keith Smith, 70 Camphill Road, Broughty Ferry -
- Brenda Neave, 6 Palmer Place, Birkhill, Dundee -
- Thomas Feeney, Longforgan General Store, 106 Main Street, Longforgan -
- Patricia Davidson, 1 Sibbald Street, Dundee -
- Ian Chaple, c/o J & E Shepherd, 13 Albert Square, Dundee -
- D Thieson, 1 Sibbald Street, Dundee -
- Neil Frank Chaple, c/o J & E Shepherd, 13 Albert Square, Dundee -
- Ian Chaple, c/o J & E Shepherd, 13 Albert Square, Dundee -
- A Hillyer, 1 Sibbald Street, Dundee -
- Keith Smith, 70 Camphill Road, Broughty Ferry -
- T & H Tracey, 1 Sibbald Street, Dundee -
- 6.2.4 3 Sibbald Street - Removed loose/hanging TV aerial and carried out emergency repairs to the gable - loose masonry.
- Linda McGowan, 3 Sibbald Street, Dundee -
- Douglas Anderson, 3 Sibbald Street, Dundee -
- Mary Chaple, c/o J & E Shepherds, 13 Albert Square, Dundee -
- Alexander Cobb, 41 Blaikies Mews, Dundee -
- Paul Vanett, 3 Sibbald Street, Dundee -
- Fiona Campbell, 3 Sibbald Street, Dundee -
- 6.2.5 4 Sibbald Street - Removed loose delaminating masonry
- Fred McGurk, 26 Jacobson Terrace, Dundee -
- Alison Simpson, c/o Matthew Properties, Quarry Cottage, Main Street, Inchture -
- Andrew Poulter, c/o J & E Shepherd, 13 Albert Square, Dundee -
- Mohammed Saheem Javeid, 4 Martin Street, Dundee -
- MGT Irvine & C Smith, 4 Sibbald Street, Dundee -
- 6.2.6 1A High Street - Police Report - Falling masonry. Facade of the building was closely checked and delaminating masonry and chimney pot was removed.
- Chalmers Hall, Tayside Property Management, 75 King Street, Dundee
- 6.2.7 2-6 Balmore Street, Dundee - Dangerous chimney head. The chimney was taken down and rebuilt to make it safe.
- 132-138 Albert Street, Dundee
- Raymond Smith, 2 Balmore Street - 2 Balmore Street
- Irene Thomson, 4 Balmore Street - 4 Balmore Street, 1/L
- Pitch Direct, per Forthtay Properties - 4 Balmore Street, 1/R
- Linda Napier, Burnside House, Calcots, Inverkeiler, by Arbroath - 4 Balmore Street, 2/L

Agnes McIntosh, per W McKenzie, 68 Dalkeith Road, Dundee	-	4 Balmore Street, 2/R
John Barnett, 39 Loraine Road, Dundee	-	4 Balmore Street, 3/L
John Gordon, Dunella Cottage, Newbigging Road, Tealing,	-	4 Balmore Street, 3/R
Mohammed Arshad, 6 Balmore Street, Dundee	-	6 Balmore Street
Logie & Standsfield, 134 Albert Street, Dundee	-	134 Albert Street,
Daniel Reilly, 15 Balgay Road, Dundee	-	134 Albert Street, 2/L
Joyce Bowman, 134 Albert Street, Dundee	-	134 Albert Street, 3/L
David Bruce, 14 Glenagnes Gardens, Dundee	-	136-138 Albert Street
David G Bruce, 3 Craigmill Cottages, Back Row, Bridgefoot, Strathmartine, Dundee	-	136-138 Albert Street, Dundee

6.3 **Advisory Letters Issued**

Three letters were issued to the owners advising them to have their property inspected and repaired as necessary.

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| 6.3.1 | 111 Long Lane, Broughty Ferry | - Outside stone landing in poor condition. Advised owner to add temporary supports. |
| 6.3.2 | 10 Albany Terrace, Dundee | - Bulging/leaning boundary retaining wall. Advised owner to remove tree and rebuild wall. |
| 6.3.3 | 59 Strathmartine Road | - Delaminating window mullion at 2nd level, rear of the property. Advised owner to have mullion replaced. |

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

27 July 2005

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Dundee