REPORT TO: DEVELOPMENT QUALITY COMMITTEE - 31 JANUARY 2005

REPORT ON: BUILDING (SCOTLAND) ACT 1959

SECTION 13 - DANGEROUS BUILDINGS

REPORT BY: DIRECTOR OF PLANNING & TRANSPORTATION

REPORT NO: 43-2005

1 PURPOSE OF REPORT

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

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

6.2 **Direct Action Taken**

No direct action has been taken or formal notices to ensure public safety is maintained under Section 13(1b) of the Building (Scotland) Act 1959.

6.3 Advisory Letters Issued

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

6.3.1 <u>9-16 Kilberry Street</u> - Loose slate in gutter

6.3.2 <u>98 Commercial Street</u> - Broken glass in first floor flat window

6.3.3 1-15 Murraygate Rotten timber facia above shop windows. Loose delaminating masonry. 6.3.4 1A Adelaide Place Bulging/leaning retaining wall. Partially collapsed retaining wall 6.3.5 No 18 Camphill Road No 1-3 Hermitage Road 6.3.6 No 1 Urguhart Street Spalling brickwork

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 29 December 2004

Dundee City Council Tayside House Dundee