

REPORT TO: DEVELOPMENT QUALITY COMMITTEE - 15 SEPTEMBER 2008

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

REPORT BY: DIRECTOR OF PLANNING & TRANSPORTATION

REPORT NO: 442-2008

1 PURPOSE OF REPORT

- 1.1 To advise members of the action taken in dealing with dangerous buildings during the month of July 2008.

2 RECOMMENDATION

- 2.1 It is recommended that the 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 SUSTAINABILITY POLICY IMPLICATIONS

- 4.1 There following sustainability issues of relevance to this report.

Built Environment

- Protect the quality and diversity of the city's built heritage and enhance the city centre and local environments through ongoing regeneration.
- Adopt sustainable practices in the design, construction and maintenance of Council buildings and infrastructure, and encourage others to adopt similar practices.

5 EQUAL OPPORTUNITIES IMPLICATIONS

- 5.1 There are no equal opportunities implications of relevance to this report.

6 BACKGROUND

6.1 Dangerous Building Notices

- a 18 incidents relating to public safety of dangerous buildings were investigated during the month of July. No formal notices under Building (Scotland) Act 2003 were issued during this period.

6.2 Direct Action Taken

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

- a 11 Erskine Lane, Broughty Ferry

Fire damaged property - securing the property, preparing and completing demolition works.

Owner

Cruickshank & Sale

Digital IT Centre
10 Douglas Street
Dundee

Mr S Rae
21 Selkirk Gardens
Dundee

6.3 Advisory Letters Issued

8 advisory letters were issued to owners during this period.

- | | | |
|---|------------------------------------------------|----------------------------------------------------------------|
| a | <u>22-24 Mains Drive</u> | Loose harling |
| b | <u>Scrimgeour Place</u> | Low garage roof, easy access for children |
| c | <u>32 North George Street</u> | Dilapidated building |
| d | <u>1 Inverlaw Place</u> | Lock-up garage dilapidated |
| e | <u>3 Inverlaw Place</u> | Lock-up garage dilapidated |
| f | <u>10 Dudhope Terrace</u> | Ceiling of outhouse in poor condition with unrestricted access |
| g | <u>1A High Street - Kentucky Fried Chicken</u> | Dilapidated chimney at rear |
| h | <u>27.29.31.33 & 35 Commercial Street</u> | Falling Masonry |

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

Ian Mudie
Head of Planning

IGSM/RD/EC

26 August 2008

Dundee City Council
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