

REPORT TO: DEVELOPMENT QUALITY COMMITTEE – 30 AUGUST 2004

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

REPORT BY: DIRECTOR OF PLANNING AND TRANSPORTATION

REPORT NO: 511-2004

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 2004.

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 50 incidents relating to public safety of dangerous buildings during the months of May and June 2004. Two formal Notices and Orders were issued under Section 13(1c) of the Building (Scotland) Act 1959.

- | | | | |
|-------|--|---|--|
| 6.1.1 | <u>27 Benvie Road</u>
Mr Falconer, 29 Benvie Road, Dundee | - | Section 13(18) Dangerous Building. Rebuild masonry. Remove/replace timber lintels. Remove debris from site because external opening. |
| 6.1.2 | <u>No 28 Nelson Street</u>
Springfield Properties (Dundee) Ltd
2 India Buildings, 86 Bell Street,
Dundee, DD1 1HN | - | Section 13(18) Fire damaged building emergency demolition carried out. |

6.2 Direct Action Taken

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

- | | | | |
|-------|---|---|---|
| 6.2.1 | <u>No 17/19 Lorimer Street</u> | - | Secure the stairwell at the 2 nd floor levels.
Board over open stairwell windows. |
| | Mr Keith Richard Smith
70 Campfield Road, Broughty Ferry, Dundee | - | No 17 Lorimer Street - Top floor L&R |
| | Pitdirect Ltd, 2 India Building, 2 Victoria Road,
Dundee | - | No 17 Lorimer Street, 3 rd Floor, L&R |

	G & R Kismat Stores, Fintry Drive, (per Mr Suleman, 3E Court Street)	-	17 Lorimer Street 2 nd floor, L&R
	Pitchdirect Ltd, 2 India Building, 2 Victoria Road, Dundee	-	17 Lorimer Street, Ground left
	Vanact Limited, 3 Old Hawkhill, Westport, Dundee DD1 5EU	-	17 Lorimer Street, Ground right
	Alex Coupar, 12 Tait's Lane, Dundee	-	19 Lorimer Street, Top floor L & R
	Henry St John Brady, 12 Pitkerro Road, Dundee (NTA William Street No 55)	-	19 Lorimer Street, 3 rd Floor L&R
	Ghazi Zulupiqua Khan, 14 Kingsway West, Dundee, DD3 8QF	-	19 Lorimer Street, 2 nd Floor L&R
	Timothy Ernest Edward King Yew Arch, The Street, Darlington, Heathfield	-	19 Lorimer Street, Ground Left
	Rahim Mohammed Razak, 14 Lorimer Street, Dundee	-	19 Lorimer Street, Ground Right
6.2.2	<u>2-8 Laing Street</u> Mr Rashid, 224 Broughty Ferry Road, Dundee	-	Loose slates on building. Area fenced off.
6.2.3	<u>19-21 Bank Street</u> (Awaiting owners details)	-	Falling Masonry. Building inspected loose material removed.
6.2.4	<u>3 Kemback Street</u> Mr Chowdhary, Shaheen Takeaway, 73	-	Fire Damaged building area fenced off.
6.2.5	<u>69 Strathmartine Road, Dundee</u> Mr Graham Knox Mr Andrew Hutt, Flat 1/2, 69 Strathmartine Rd AHK Fazlane, per A Sakur, 15 Ancrum Rd Eleanor Briggs, Flat 2/1, 69 Strathmartine Rd, Dundee Centurytrack Ltd, per J&E Shepherd, 13 Albert Square, Dundee Miss Linda Wallace, Flat 2/3, Strathmartine Rd Mr & Mrs Brian & Ann Hiscock, Flat 3/1, Strathmartine Road, Dundee Mr Scott McDonald, per Tayforth Properties, Gamekeepers Cottage, Newport Upon Tay, Fife Mr Jason Fordyce, Flat 3/3, 69 Strathmartine Road, Dundee	-	Board over open stairwell windows

6.3 Advisory Letters Issued

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

- | | | |
|--------|--|--|
| 6.3.1 | <u>20, 20A, 22 Pitkerro Road</u> | - Cracked chimney head. |
| 6.3.2 | <u>116 Arklay Street</u>
<u>72-74 Clepington Road</u> | - Rotten Pulleyshee |
| 6.3.3 | <u>341 Brook Street, Broughty Ferry</u> | - Spalling brickwork outside access stair. |
| 6.3.4 | <u>Aimer Square, Lochee</u> | - Cracked brick wall at rear loading bay. |
| 6.3.5 | <u>4 Baxter Park</u> | - Loose TV aerial |
| 6.3.6 | <u>11-13 Dudhope Street</u> | - Delaminating masonry. |
| 6.3.7 | <u>23 Law Road</u> | - Leaning garden boundary retaining wall. |
| 6.3.8 | <u>3 Rustic Place, Dudhope Street</u> | - Loose/missing railing and vegetation growth on the building and retaining wall. |
| 6.3.9 | <u>39 Albany Terrace, Dundee</u> | - Cracked brick boundary wall |
| 6.3.10 | <u>Unicorn Bar, Dock Street, Dundee</u> | - Delaminating Masonry |
| 6.3.11 | <u>15-17 Candle Lane</u> | - Cracked chimney head and vegetation growth. |
| 6.3.12 | <u>17 Bellfield Avenue, Dundee</u> | - Uneven concrete slab in the internal passageway. |

7 CONSULTATIONS

- 7.1 The Chief Executive, Depute Chief Executive (Finance), Depute Chief Executive (Support Services) and Assistant Chief Executive (Community 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
Director of Planning & Transportation

Ken Laing
City Engineer

KL/RD/EH

23 August 2004

Dundee City Council
Tayside House
Dundee