

**REPORT TO: DEVELOPMENT QUALITY COMMITTEE - 17 NOVEMBER 2008**

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

**REPORT BY: DIRECTOR OF PLANNING & TRANSPORTATION**

**REPORT NO: 527-2008**

## **1 PURPOSE OF REPORT**

- 1.1 To advise members of the action taken in dealing with dangerous buildings during the month of September 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 BACKGROUND**

### 4.1 Dangerous Building Notices

- a 18 incidents relating to public safety of dangerous buildings were investigated during the month of September 2008. No formal notices under Building (Scotland) Act 2003 were issued during this period.

### 4.2 Direct Action Taken

Direct action has been taken on 3 occasions ensure public safety is maintained under Section 29(2) of the Building (Scotland) Act 2003:

- a 27-29 Morgan Street - contractor removed television aerials from the chimney heads.

#### 27 Morgan Street - Owners

- G/1 Mr Robert Gowans, 7 Seacraig Court, Newport on Tay, Fife, DD6 8BH
- G/2 L P Riddoch, 132A Nethergate, 1/2, Dundee, DD1 4ED
- 1/1 Mr Paul Robertson (owner/occupier)
- 1/2 Mr Robert Patrick Ball (owner/occupier)
- 2/1 Mr Malcolm Maccuish, 16 Northburn Avenue, Aberdeen, AB2 6AH
- 2/2 Breadalbane Limited, c/o J & E Shepherd, Property Management, 13 Albert Square, Dundee, DD1 1XA
- 3/1 Mr William L Morrison (owner/occupier)
- 3/2 Mr Brian Clarke, 28 Miller Terrace, St Monans, Fife, KY10 2BB

#### 29 Morgan Street - Owners

- G/1 Mr David Finnegan, c/o J Myles & Co, 7-9 South Tay Street, Dundee, DD1 1NU
- 1 Pitkerro Road (shop) Quayvale International Trading Ltd, 27-29 Lower Pembroke

- Street, Dublin
- |     |   |
|-----|---|
| 1/1 | Miss Georgia Bedding, 8A Springfield (G/0), Dundee, DD1 4JE                   |
| 1/2 | Mr Gary Wardall, c/o Grant Management, 14 Coates Crescent, Edinburgh, EH3 7AF |
| 2/1 | Ms Tasneem Ahmed, 91 Clepington Road, Dundee, DD4 7BJ                         |
| 2/2 | Miss Fiona Hislop (owner/occupier)  |
| 3/1 | Ms Christine McAllister, 50 Park Crescent, North Shields, NE30 2HL            |
| 3/2 | Miss Mairead Janet Moodie, 10 Eglinton Crescent, Edinburgh, EH12 5DD          |
- b 1, 10 and 12 Dundonald Street - partial collapse of the chimney head and vegetation growth.
- 10/12 Dundonald Street - Owners
- |                     |  |
|---------------------|--|
| G/0                 | G & I Properties, 10 St Andrews Street, Dundee, DD1 2EX                            |
| 1/1                 | Ms Aisha Daud, 41 Fairfield Road, Broughty Ferry, Dundee, DD5 1PL                  |
| 1/1                 | Mr Rhys Price, 52 Forres Crescent, Dundee, DD3 0ER                                 |
| 2/1, 2/2, 3/1 & 3/2 | Mr Richard Bailey & Mrs Elaine Bailey, Addiston Mains, Ratho, Midlothian, EH28 8NT |
- c 15-17 Annfield Street and 81-85 Peddie Street - chimney head in poor condition - repointed/various slate repairs.
- Owners - awaiting ownership details.

#### 4.3 Advisory Letters Issued

One letter was issued to owners during this period.

### 5 **POLICY IMPLICATIONS**

5.1 This Report has been screened for any policy implications in respect of Sustainability, Strategic Environmental Assessment, Anti-Poverty, Equality Impact Assessment and Risk Management.

5.2 The major issues identified are:

#### Built Environment

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

**6 CONSULTATIONS**

- 6.1 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.

**7 BACKGROUND PAPERS**

- 7.1 None.

Mike Galloway  
Director of Planning & Transportation

Ian Mudie  
Head of Planning

IGSM/RD/KM

21 October 2008

Dundee City Council  
Tayside House  
Dundee