

REPORT TO: DEVELOPMENT QUALITY COMMITTEE – 25 AUGUST 2003

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

REPORT BY: DIRECTOR OF PLANNING AND TRANSPORTATION

REPORT NO: 536-2003

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 2003.

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 25 incidents relating to public safety of dangerous buildings during the months of May and June 2003. Two formal Notices and Orders were issued under Section 13(1c) of the Building (Scotland) Act 1959.

6.1.1 Duncan Street

Mr Keith Richard Smith
70 Camphill Road
Broughty Ferry, Dundee

Street Vale Limited
211 High Street
Burntisland, Fife

- Section 13 Notice of Intention to Serve an Order was issued on 16 June 2003. No Appeal was received and the Order has now been issued.

6.1.2 Morgan Street 17/19

- Section 13 Notice of Intention to Serve an Order was issued on 27 May 2003. No Appeal was received and the Order has now been issued.

Steven John McGuinness
3/R, 19 Morgan Street, Dundee

Malcolm MacCuish
16 Northern Avenue, Aberdeen

Scott Alexander Cowans
1/R, 19 Morgan Street, Dundee

Tracy Marie Alcorn
G/L, 19 Morgan Street, Dundee

Patricia Mary Gallacher
3/L, 19 Morgan Street, Dundee

Alison Fiona Macpherson
2/L, 19 Morgan Street, Dundee

John Penny Findlay
Smithy Hall, Hallyburton
By Coupar Angus - (Flat 1/L No 19)

S G Properties
216-218 Hilltown, Dundee –
(Flat G/R No 19)

Montpath Limited
Pinewood, West Balruddery,
Invergowrie – (Flat 1/R No 17)

Montpath Limited
Pinewood, Wester Balruddery,
Invergowrie, Dundee – (G/L No 17)

Irena Maria Moscick or Thomson
3/L, 17 Morgan Street, Dundee

Shona Turner Kydd
2/L, 17 Morgan Street, Dundee

Clair Anderson
1/L, 17 Morgan Street, Dundee

Robert Williamson Shepherd
G/R, 17 Morgan Street, Dundee

Amountview Limited
APS UK Building, Pearce Avenue,
West Pitkerro Industrial Estate, Dundee

Abdul Sakur & Mohammed Sahir Sakur
AMZ Sakur Properties
15 Ancrum Road, Dundee

6.2 **Direct Action Taken**

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

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|-------|--|---|
| 6.2.1 | <u>85 Ann Street</u>

Mr Fleming Leig Hanson
32 Redcastle Crescent
Broughty Ferry, Dundee | - Fire damaged building – Barricaded windows, removed dilapidated chimney, bricked up rear of doorway and welded shut front gate. |
| 6.2.2 | <u>Old Bank Bar, Bank Street/Reform Street</u>

Scottish & Newcastle
Riverside House, Riverside Way
Northampton | - Defective masonry – Barriers erected on footway. Owners carrying out repairs. |
| 6.2.3 | <u>Melfort Place Nos 16/17</u>

Mr Ferguson
16 Melfort Place, Dundee

Mr Ramage
17 Melfort Place, Dundee | - Unstable wall – Barriers erected on footway. Owners have removed wall. |
| 6.2.4 | <u>Taybank Works, Arbroath Road</u>

Tay City Properties Limited
5 Fitzroy Place, Glasgow | - Damaged property - Front entrance gate and windows secured. |
| 6.2.5 | <u>16 Stirling Street</u>

Mohammed Nassir
13 Luke Place,
Broughty Ferry, Dundee | - Broken 1 st Floor window – Footway barriers erected. Written to owners. |
| 6.2.6 | <u>13 North Ellen Street</u>

Dudhope Properties
63 Dock Street, Dundee | - Spalling masonry – Loose material removed from chimney head. |

6.3 **Advisory Letters Issued**

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

- | | | |
|-------|---|---|
| 6.3.1 | <u>Lower Pleasance/
Douglas Street</u> | - Unstable boundary wall in need of repair. |
| 6.3.2 | <u>19 Baxter Park</u> | - Lightly spalling masonry. |

7 CONSULTATIONS

- 7.1 The Chief Executive, Director of Finance, Director of Support Services and Director of Corporate 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

4 August 2003

Dundee City Council
Tayside House
Dundee