

REPORT TO: DEVELOPMENT QUALITY COMMITTEE - 19 NOVEMBER 2007

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

REPORT BY: DIRECTOR OF PLANNING & TRANSPORTATION

REPORT NO: 543-2007

1 PURPOSE OF REPORT

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

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

4.2 Direct Action Taken

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

a 176 - 182 Perth Road & 2A-B Westfield Avenue, Dundee

Roy Taylor - Take down and rebuild the partially collapsed
176 Perth Road chimney head.
Dundee

178 Perth Road, Dundee

Mr K Lall
12 Wiverton Road
Sydenham
London
SE26 5HY

180 Perth Road, Dundee

Mr & Mrs R Kay
386 North Deeside Road

Cults
Aberdeen
AB15 9SS

Mrs J R Skelligan
182 Perth Road
Dundee

1A Westfield Avenue, Dundee

Mr T A Baruffati
Pitkerro House
Broughty Ferry
Dundee
DD5 3NX

1B Westfield Avenue, Dundee

Mr H Choudhury
67 Perth Road
Dundee

- b 98 Logie Street, Dundee - Demolish fire damaged property, remove debris and clear site.

Mr D A Barns
Barr Properties
Moathill Farm
Tealing

Mr David Kelly
4 Westport, Flat 4
Dundee
per Lawson Coull & Duncan

Springfield Properties Group Ltd
per J & E Shepherd
Chartered Surveyors
13 Albert Street
Dundee

Douglas Grimmond
Director of Economic Development
3 City Square
Dundee

4.3 Advisory Letters Issued

One advisory letter has been issued.

7A Grove Road, Broughty Ferry, Dundee

Strengthen exposed boundary wall foundations

5 POLICY IMPLICATIONS

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

With regard to sustainability, the undernoted issue has been identified:

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.

There are no other major policy implications.

6 EQUAL OPPORTUNITIES IMPLICATIONS

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

7 CONSULTATIONS

- 7.1 The Chief Executive, Depute Chief Executive (Support Services), Depute Chief Executive (Finance), Head of 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/JF/RD/EC

10 October 2007

Dundee City Council
Tayside House
Dundee