

**REPORT TO: DEVELOPMENT QUALITY COMMITTEE - 26 SEPTEMBER 2005**

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

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

**REPORT NO: 564-2005**

## **1 PURPOSE OF REPORT**

1.1 To advise members of the action taken in dealing with dangerous buildings during the month of July 2005.

## **2 RECOMMENDATION**

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 11 incidents relating to public safety of dangerous buildings during the month of July 2005. One formal Notice and Order was issued under Section 30(1) of the Building (Scotland) Act 2003.

### **6.2 Direct Action Taken**

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

- |  |   |  |
|--|---|--|
| 6.2.1 <u>5 Clepington Street</u><br>Jamal Properties, Bell Street, Dundee  | - | Secured windows and rear entrance door to vandalised flat.                         |
| 6.2.2 <u>102 Logie Street</u><br>Autorent Van Hire, 18a Marketgait, Dundee | - | Erected safety barriers over damaged boundary wall after a fatal vehicle accident. |

**6.3 Advisory Letters Issued**

One letter was issued to the owners advising them to have their property inspected and repaired as necessary.

- 6.3.1 25-45 Commercial Street & 3-5 Seagate - Inspect building facade and remove any loose material.

**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.

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Director of Planning & Transportation

Ken Laing  
City Engineer

KL/RD/EH

2 September 2005

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