

REPORT TO: DEVELOPMENT QUALITY COMMITTEE - 26 AUGUST 2002

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

REPORT BY: DIRECTOR OF PLANNING AND TRANSPORTATION

REPORT NO: 591-2002

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 2002.

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 The City Engineer investigated 48 incidents relating to public safety of dangerous buildings during the months of May and June 2002. As a consequence of these investigations, four notices have been issued under Section 13 of the Building (Scotland) Act 1959 declaring the buildings dangerous and requiring owners to take direct action.

6.1.1 Pitalpin Mill, Donalds Lane - Dangerous and derelict building.
Agreed interim security measures with owners and Section 13 notice issued requiring partial demolition and remainder of building to be made safe.

Forman Construction, Donalds Lane, Dundee

6.1.2 Victoria Street/Brown Constable Street - Loose balustrading in the belltower.
Road closed and barriers erected. Section 13 notice issued requiring permanent repairs.

Dr El Bakary, 69 Victoria Street, Dundee

6.1.3 20 Fleuchar Street - Dangerous gable, chimney badly cracked and bulging.
Section 13 notice issued requiring chimney and gable to be partially taken down and re-built.

Mr Rizvan Aboobaker, Bakerson Property Group Trust, 343 Clepington Road, C/O Fairmuir Post Office, Dundee

- 6.1.4 17/19 Morgan Street - Partially collapsed chimney head.
Barriers erected and Section 13 notice issued requiring chimney to be partially taken down and re-built.

Flat 2/2 - 17 Morgan Street - Sico, 69 St Vincent Street, Glasgow

Flat 1/1 - 17 Morgan Street - Clare Anderson

Flat G/1 - 17 Morgan Street - RW Shepherd, 13 Baxter Park Terrace, Dundee

Flat 3/2 - 17 Morgan Street - L McLeod, 12 Finlaggan Terrace, Dundee

Flat 1/2 - 17 Morgan Street - GJ Adam, Sunnyview, School Road, Tealing, Dundee

Flats 1/2 & G/2 - 17 Morgan Street - Montpath Limited, 11 Balruddery Meadows, Invergowrie

Flat 2/1 - 17 Morgan Street - ST Kydd, 11 McKenzie Street, Carnoustie

Flat 3/1 - 17 Morgan Street - Mr & Mrs Thomson, 14 Graham Street, Dundee

Flat 3/1 - 19 Morgan Street - PM Gallacher, 41 East London Street, Edinburgh

Flat 3/2 - 19 Morgan Street - SJ McGuinness

Flat G/2 - 19 Morgan Street - TM Alcorn, 5C Granton Court, Dundee

Flat 1/2 - 19 Morgan Street - SA Cowans

Flat 1/1 - 19 Morgan Street - JP Findlay, Smithy Hall, Hallyburton, By Coupar Angus

Flat 2/2 - 19 Morgan Street - Mr M McCuish, 10 Burnhaven Gardens, Dundee

Flat 2/1 - 19 Morgan Street - AF MacPherson, Ballymeanoch Farm, by Dalmally, Argyll

Flat G/1 - 19 Morgan Street - S G Properties 216/218 Hilltown, Dundee

- 6.2 Direct action has been taken in 14 instances to ensure Public Safety is maintained under Section 13(1b) of the Building (Scotland) Act 1959.

- 6.2.1 Tay Mill Gable End Guthrie Street/Marketgait - Spalling Stonework.
Barriers erected.

Mr P Nicoll, Unite Student Accommodation, Old Mill, 21 Brown Street, Dundee

- 6.2.2 25 Park Avenue - Loose plaster in entrance.
Defective plaster made safe.

G/1, G/2, 1/1, 1/2 and 2/2 - Finchwood Properties, 49 Barns of Claverhouse, Dundee

2/1 and 3/1 - Forthtay Properties, India Buildings, 2 Victoria Road, Dundee

3/2 - Resident Owner - W Monaghan

- 6.2.3 21/23 Park Avenue - Loose slates in gutter and loose TV Aerials on roof.
Defective TV Aerials and Slates removed.

Northern Housing Company, Royal Exchange, Panmure Street, Dundee

Dudhope Properties, 63 Dock Street, Dundee, DD1 3DU

Ms P Ramsay, Flat 2/2, 5 Bonnybank Road, Dundee, DD1 2PL

Northern Housing Company, 6 Ogilvie Road, Dundee, DD6 1LU

Ms F Huq, C/O M Chowdhury, 4 Westfield Place, Dundee, DD1 4JU

Mr K Mitchell, 25 Roundyhill, Monifieth, Dundee, DD5 4RY

- 6.2.4 33 Park Avenue - Loose slates and TV Aerial on roof.
Barriers erected.
- Flat G/1 - Bradley Delivery Services, North William Street, Dundee, DD1 2NW
Flat G/2 - Forthtay Properties, 2 India Buildings, Victoria Street, Dundee, DD1 1JG
Flat 1/1 - Ms N McConnachie
Flat 1/2 - Mr D Coupar
Flat 2/1 - Mrs G Davidson
Flat 2/2 - Mr I Taylor
Flat 3/1 - N Rideout/D Wallis
Flat 3/2 - N J Anderson
- 6.2.5 205 Hilltown Front Elevation - Loose slate lying in gutter.
Barriers erected.
- Awaiting owners details.
- 6.2.6 19 Brown Constable Street - Dangerous Chimney Pot on North Gable.
Barriers erected.
- Owner Occupier, Ground Floor 1, 19 Brown Constable Street, Dundee
Owner Occupier, Ground Floor 2, 19 Brown Constable Street, Dundee
Owner Occupier, First Floor 1, 19 Brown Constable Street, Dundee
Owner Occupier, First Floor 2, 19 Brown Constable Street, Dundee
Owner Occupier, Second Floor 1, 19 Brown Constable Street, Dundee
Owner Occupier, Second Floor 2, 19 Brown Constable Street, Dundee
Owner Occupier, Third Floor 1, 19 Brown Constable Street, Dundee
Owner Occupier, Third Floor 2, 19 Brown Constable Street, Dundee
- 6.2.7 130 Alexander Street - Broken window.
Window made safe.
- Flat G/0 - Mr Naeem Ahmed, 36 Ross Avenue, Dalgety Bay, Fife
- 6.2.8 Merickmuir Road - Retaining wall at rear of Esso Garage - Partially vandalised retaining wall.
Barriers erected.
- Esso Petroleum Co Ltd, Property Division, 14 Edga Way, Wilmslow, Cheshire, SK9 1NH
- 6.2.9 2-18 Exchange Street - Falling masonry from sill at 3rd floor level.
Barriers erected and owner carried out emergency repair works.
- Thorntons Solicitors, Exchange Street, Dundee.
- 6.2.10 1 Heron Rise, Barns of Claverhouse - Broken window - lamp hanging from the building by electric cable. Lamp removed and electric supply made safe.
- Mr G Angus, Shop & Workshop, 1 Heron Rise, Dundee, DD4 9DH
- 6.2.11 12 Brown Constable Street - Slate lying in gutter.
Slate removed.
- Flat G/1 - Scottish Paralegal Services, 211A Albert Street, Dundee
Flat G/2 - Biggate Investments Ltd, 34 Tarvitt Avenue, Cupar, Fife, KY15 5BW
Flat 1/1 - Ms L Hunter, Flat 2 Grange House, Grange Road. Monifieth, DD5 3QW

- Flat 1/2 - Stobsmuir Enterprises, 3 Rennel Road, Dundee, DD4 7DU
 Flat 2/1 - PS Properties, 50 Dudhope Crescent Road, Dundee, DD1 5RR
 Flat 2/2 - Mr S Muir
 Flat 3/1 - Dudhope Properties, 63 Dock Street, Dundee, DD1 3DU
 Flat 3/2 - Mr J L Johnston
- 6.2.12 20 Gray Street, Lochee - Damaged entrance to derelict building.
 Entrance boarded up to prevent access.
- Awaiting owners details.
- 6.2.13 Bonnybank Apartments - Victoria Road - Fallen masonry.
 Loose masonry removed.
- Mr Hardy, Flat 18, Bonnybank Apartments, Victoria road, Dundee
- 6.2.14 17 Baxter Park Terrace Loose TV Aerials.
 Barriers erected.
- Lickley Proctor, 23 South Tay Street, Dundee.
- 6.3 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 Corner of Cleghorn Street/Roseberry Street - Dangerous wall following demolition.
 Wall made safe and heras fencing secured by owner.
- Trojan Contracting & DIY
- 6.3.2 38 Claypotts Road - Lock-Up at rear of Alldays struck by lorry.
 Damaged area of brick wall removed by owner.
- Alldays Stores Ltd, per Andrew Bowl, Strathtay House, Dundee Technology Park, Dundee, DD2 1TE
- 6.3.3 28/30 Baldovan Terrace - Defective chimney and loose slate in gutter.
 Chimney to be repaired and slate removed.
- 6.3.4 49 Whitehall Street
 15 Whitehall Crescent - Spalling around date stone at wallhead.
 Building to be inspected and all necessary repairs undertaken.
- 6.3.5 Holland House Warehouse -
 Urquhart Street and Daniel Street - Badly eroded brickwork caused by water scouring.
 Building to be inspected and all necessary repairs undertaken.
- 6.3.6 89 St Vincent Street, Broughty Ferry - Dilapidated Outhouses.
 Owners agreed to demolish all outhouses.
- 6.3.7 31 Shaftsbury Road - Dilapidated glass porch.
- 6.3.8 56 Forfar Road - Loose TV Aerial to be removed.
 Aerial to be removed or repaired.
- 6.3.9 Edward Street at Royal Mail Depot - Broken windows in derelict building - falling

