

**REPORT TO: DEVELOPMENT QUALITY COMMITTEE – 27 SEPTEMBER 2004**

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

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

**REPORT NO: 624-2004**

**1 PURPOSE OF REPORT**

1.1 To advise members of the action taken in dealing with dangerous buildings during the month of July 2004.

**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 13 incidents relating to public safety of dangerous buildings during the month of July 2004. No formal Notices and Orders were issued under Section 13(1c) of the Building (Scotland) Act 1959.

**6.2 Direct Action Taken**

Direct action has been taken in four 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>39 Dundonald Street</u>                                       | - Remove glass from stairwell window and fit boarding.   |
|       | Stormcone Ltd, 2 India Buildings, 2 Victoria Rd, Dundee, DD1 1HN | - No 39, eastmost top flat, eastmost second floor flat, third floor flat westmost, second floor flat westmost and ground floor westmost flat |
|       | Robert Bain Milne & Phyllis Cumming Milne                        | - No 39, eastmost first floor flat   |
|       | Alexander Marshall   | - No 39, eastmost ground floor flat  |

- |       |   |   |
|-------|---|---|
| 6.2.2 | <u>5 Dens Road</u>  | - Remove glass from stairwell window and fit boarding.  |
|       | James Richard Montague Roberts  | - No 5 Dens Road, northmost top floor flat  |
|       | Dawn McLean   | - No 5 Den Road, southmost top floor flat   |
|       | Steven Beattie  | - No 5 Dens Road, northmost second floor flat   |
|       | Mieczyslaw Adam Skowkowski  | - No 5 Dens Road, southmost second floor flat   |
|       | Ragbir Kumar Sharma   | - No 5 Dens Road, northmost first floor flat  |
|       | Victoria Ann Wallace  | - No 5 Dens Road, southmost first floor flat  |
|       | Robert Greer Dunn & Jennifer Traynor Dunn   | - No 5 Dens Road, northmost ground floor flat   |
|       | Paul Smith and Karen McKenzie   | - No 5 Dens Road, southmost ground flat   |
| 6.2.3 | <u>126 Logie Street</u><br>Southwood Developments Co Ltd,<br>70 Camphill Road, Broughty Ferry               | - Remove and make safe hanging shopfront with external lighting.                                  |
| 6.2.4 | ABB East Kingsway Works<br>Mr J Jennings, ABB, Warrington Building,<br>Danesbury Park, Warrington, Cheshire | - Broken factory window, loose roof coping.<br>Erected safety barriers around the factory façade. |

### 6.3 Advisory Letters Issued

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

- |       |  |   |
|-------|--|---|
| 6.3.1 | <u>St Marys City Church, High Street</u> | - Falling masonry.                      |
| 6.3.2 | <u>1-3 Rustic Place</u>                  | - Loose railings and vegetation growth. |
| 6.3.3 | <u>45 Harefield Road</u>                 | - Loose masonry in boundary wall.       |
| 6.3.4 | <u>11 Bayfield Gardens</u>               | - Unstable garage.                      |

## 7 **CONSULTATIONS**

- 7.1 The Chief Executive, Depute Chief Executive (Finance), Depute Chief Executive (Support Services) and Assistant Chief Executive (Community 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.

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Mike Galloway  
Director of Planning & Transportation

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Ken Laing  
City Engineer

KL/RD/EH

20 September 2004

Dundee City Council  
Tayside House  
Dundee